



Order under Section 69 Residential Tenancies Act, 2006

Citation: Better Living Homes Inc. v Kilonji, 2023 ONLTB 16718

Date: 2023-01-23

File Number: LTB-L-029781-22

In the matter of: 801, 126 BELLAMY RD N
SCARBOROUGH ON M1J2L1

Between: Better Living Homes Inc. Landlord

And

Lisa Kilonji Tenants
Pemba Kashatuka

Better Living Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Kilonji and Pemba Kashatuka (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2023. The Landlord's Legal Representative, B. Rubin, and the Tenants attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant, Pemba Kashatuka was still in possession of the rental unit. The Tenant, Lisa Kilonji, testified that she vacated the unit on December 12, 2022.
3. The lawful rent is \$1,715.34.
4. Based on the Monthly rent, the daily rent/compensation is \$56.39. This amount is calculated as follows: \$1,715.34 x 12, divided by 365 days.
5. The Tenants paid \$1,600.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$15,053.40.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,695.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$22.55 is owing to the Tenants for the period from January 1, 2021 to January 19, 2023.

10. The Tenants fell into arrears due to a series of events including loss of employment and suspension from Ontario Works for a four-month period. As the female Tenant already vacated the rental unit, the Tenant, Pemba Kashatuka, planned to get a roommate, at an unspecified date, who could assist with the rent payment. He subsequently stated that he would vacate the rental unit by January 31, 2023.
11. I have considered all the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$15,239.40 if the payment is made on or before January 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

 - \$16,954.74 if the payment is made on or before February 3, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after February 3, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 3, 2023**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$12,877.92. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$56.39 per day for the use of the unit starting January 20, 2023 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before February 3, 2023, the Tenants will start to owe interest. This will be simple interest calculated from February 4, 2023 at 2.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 3, 2023, then starting February 4, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 4, 2023.

January 23, 2023

Date Issued

Jitewa Edu

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 4, 2023 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2023

Rent Owing To January 31, 2023	\$16,653.40
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,600.00
Total the Tenant must pay to continue the tenancy	\$15,239.40

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 3, 2023

Rent Owing To February 28, 2023	\$18,368.74
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,600.00
Total the Tenant must pay to continue the tenancy	\$16,954.74

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$16,009.47
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,600.00
Less the amount of the last month's rent deposit	- \$1,695.00
Less the amount of the interest on the last month's rent deposit	- \$22.55
Total amount owing to the Landlord	\$12,877.92
Plus daily compensation owing for each day of occupation starting January 20, 2023	\$56.39 (per day)

