



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Mols v Mols-Herbert, 2023 ONLTB 15043

Date: 2023-01-18

File Number: LTB-L-025736-22

In the matter of: 72 JAMES YOUNG DR
GEORGETOWN ON L7G5S5

Between: Raymond Mols Landlord

And

Andrew Herbert and Cheryl Mols-Herbert Tenant (A.K.A Cheryl Mols)

Raymond Mols (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Herbert and Cheryl Mols-Herbert (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2023.

The Landlord, the Landlord's Legal Representative, Colin James Mitchell, and one of the Tenants, Cheryl Mols (CM) attended the hearing. The Tenant stated that her name was Cheryl Mols, not Cheryl Mols-Herbert as named in the application. The application was amended to include both names.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 was still in possession of the rental unit.
3. The lawful rent is \$1,900.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$32,300.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord was seeking an order to terminate the tenancy and evict the Tenant.
10. CM did not dispute the arrears and testified that she plans to move out of the unit and requested a delay until February 1, 2023. The Landlord agreed to an extension of the eviction date to February 1, 2023.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until February 1, 2023 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$32,486.00 if the payment is made on or before January 31, 2023. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$34,386.00 if the payment is made on or before February 1, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 1, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before February 1, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$30,898.35. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.

6. The Tenant shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting January 6, 2023 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 29, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 30, 2023 at 5.00% annually on the balance outstanding.
8. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
9. If the unit is not vacated on or before February 1, 2023, then starting February 2, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 2, 2023.

January 18, 2023

Date Issued

Kathleen Wells

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 2, 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.

*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

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	\$32,300.00
Application Filing Fee	\$186.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$32,486.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 1, 2023

Rent Owing To February 28, 2023	\$34,200.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$34,386.00

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

Rent Owing To Hearing Date	\$30,712.35
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$30,898.35
Plus daily compensation owing for each day of occupation starting January 6, 2023	\$62.47 (per day)