



Order under Section 69 Residential Tenancies Act, 2006

Citation: 1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc v Marinucci, 2023
ONLTB 14515

Date: 2023-01-11

File Number: LTB-L-025445-22

In the matter of: 508, 95 HIGH PARK AVE
TORONTO ON M6P2R8

Between: 1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc Landlord

And

Alyvia Cann Tenant

1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Alyvia Cann (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord and the Tenant attended the hearing. The Landlord was represented at the hearing by Faith McGreor and Martin Zarnett.

Determinations:

Preliminary Issue - James Marinucci

1. Prior to the hearing I determined James Marinucci vacated the unit September 29, 2021. Accordingly, he is not a Tenant and is removed as a party to this application.

L1 Application

2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,933.90. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$63.58. This amount is calculated as follows: \$1,933.90 x 12, divided by 365 days.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to January 31, 2023 are \$31,724.50.
8. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,911.05 from the Tenant 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.
11. Interest on the rent deposit, in the amount of \$23.59 is owing to the Tenant for the period from January 1, 2022, to January 5, 2023.

Section 83 Considerations

12. The Tenant does dispute the amount of rent arrears. The issue before the Board is whether it is appropriate to grant relief from eviction pursuant to s.83 of the *Residential Tenancies Act, 2006*. (The 'Act').
13. According to s. 83 of the Act when the Board hears an application for an order evicting a tenant, the Board must consider whether there are any circumstances that support granting relief from eviction.
14. The Tenant proposed a payment plan to pay \$500.00 per month toward the rent arrears.
15. The difficulty with the Tenant's payment plan is that it would stretch over four years. The rent arrears are quite substantial, and the Tenant has not made a rent payment since the application was filed. I am not satisfied the Tenant, in good faith, would maintain her commitment to a payment plan for a prolonged period. On that basis, I find no reason to delay eviction beyond February 28, 2023.
16. 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 28, 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:**
 - \$31,930.50 if the payment is made on or before January 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$33,864.40 if the payment is made on or before February 28, 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 28, 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 28, 2023**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$28,379.86. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
 6. The Tenant shall also pay the Landlord compensation of \$63.58 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 22, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 23, 2023 at 2.00% 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 28, 2023, then starting March 1, 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 March 1, 2023.

January 11, 2023
Date Issued

 Bryan Delorenzi
 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 September 1, 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	\$31,724.50
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Total the Tenant must pay to continue the tenancy	\$31,930.50

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2023

Rent Owing To February 28, 2023	\$33,658.40
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Total the Tenant must pay to continue the tenancy	\$33,864.40

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

Rent Owing To Hearing Date	\$30,108.50
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount of the last month's rent deposit	- \$1,911.05
Less the amount of the interest on the last month's rent deposit	- \$23.59
Total amount owing to the Landlord	\$28,379.86
Plus daily compensation owing for each day of occupation starting January 6, 2023	\$63.58 (per day)