



Order under Section 69 Residential Tenancies Act, 2006

Citation: Gorski v Coleman, 2022 ONLTB 13872

Date: 2022-12-07

File Number: LTB-L-014735-22

In the matter of: Upper, 171 DRUMMOND ST
BRANTFORD ON N3S6A6

Between: Erika Gorski Landlord

And

Dakota Coleman, Josh Roesler Tenants

Erika Gorski (the 'Landlord') applied for an order to terminate the tenancy and evict Dakota Coleman and Josh Roesler (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on September 26, 2022. Only the Landlord and the Landlord's legal representative J. Dean attended the hearing. As of 2:21 pm, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$39.45. This amount is calculated as follows: \$1,200.00 x 12, divided by 365 days.
5. The Tenants have paid \$2,100.00 to the Landlord since the application was filed.
6. The rent arrears owing to September 30, 2022 are \$15,300.00.
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. I have considered all of 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

Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Landlord has made multiple attempts to discuss the arrears with the Tenants and enter into a payment plan in advance of the hearing. The Tenants receive a co-pay benefit of \$300.00 monthly from the Region, which is the only payments the Landlord has received since June 2021. The Tenants are required to pay \$900.00 per month and have not made a payment since June 2021. As noted, the Tenants did not attend the hearing of this matter and thus I did not have the opportunity to hear their evidence regarding their circumstances or any dispute of the Landlord's application for an eviction order. Therefore, I find that a standard order is appropriate in the circumstance.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$19,086.00 if the payment is made on or before December 18, 2022. 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 December 18, 2022 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 December 18, 2022**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$15,311.70. 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 Tenants shall also pay the Landlord compensation of \$39.45 per day for the use of the unit starting September 27, 2022 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 December 18, 2022, the Tenants will start to owe interest. This will be simple interest calculated from December 19, 2022 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before December 18, 2022, then starting December 19, 2022, 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 December 19, 2022.

December 7, 2022
Date Issued

 Donna Adams
 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 June 19, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before December 18, 2022

Rent Owing To December 31, 2022	\$21,000.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,100.00
Total the Tenants must pay to continue the tenancy	\$19,086.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$17,225.70
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,100.00
Total amount owing to the Landlord	\$15,311.70
Plus daily compensation owing for each day of occupation starting September 27, 2022	\$39.45 (per day)