



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Iaquone v Santos, 2022 ONLTB 13444

**Date:** 2022-11-30

**File Number:** LTB-L-021987-22

**In the matter of:** REAR, 363 OAKWOOD AVE  
YORK ON M6E2W1

<b>Between:</b>	Remo Iaquone	Landlord
	<b>and</b>	
	Nelia Santos	Tenant

Remo Iaquone (the 'Landlord') applied for an order to terminate the tenancy and evict Nelia Santos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 7, 2022.

The Landlord attended the hearing and was self-represented. The Tenant attended the hearing and was self-represented.

### 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 \$1,339.28. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$44.03. This amount is calculated as follows: \$1,339.28 x 12, divided by 365 days.
5. The Tenant has paid \$4,420.00 to the Landlord since the application was filed.
6. The rent arrears owing to November 30, 2022 are \$10,873.64.
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 \$1,300.00 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.
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 not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$11, 059.64, which represents the arrears of rent (\$10, 873.64) and costs (\$186.00) outstanding for the period ending November 30, 2022.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
  - (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:
    1. Beginning on or before December 7, 2022, the Tenant shall pay the Landlord \$200.00;
    2. The Tenant shall continue to pay the Landlord \$200.00 per month on or before the 1<sup>st</sup> day of each month during the period of January 1, 2023, to June 1, 2027; and
    3. The Tenant shall pay \$59.64 on or before July 1, 2027.
  - (b) The Tenant shall also pay the Landlord the lawful monthly rent as it becomes due on or before the 1<sup>st</sup> day of the month starting December 1, 2022 until the arrears are paid in full.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
  - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
  - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Act.

**November 30, 2022**  
Date Issued

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Emile Ramlochan  
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.