



Order under Section 69 Residential Tenancies Act, 2006

Citation: Mandigo v Wabano, 2022 ONLTB 12518

Date: 2022-11-22

File Number: LTB-L-021543-22

In the matter of: B-268 Maple Street North
Timmins, ON P4N 6C3

Between: Laura Mandigo Landlords
Nigel Mandigo

And

Valene Wabano Tenant

Laura Mandigo and Nigel Mandigo (the 'Landlords') applied for an order to terminate the tenancy and evict Valene Wabano (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 27, 2022.

The Landlord's representative Caryn Smith and the Tenant attended the hearing. The Tenant had signed into the videoconference at 1:25 pm and was transferred to a breakout room at 1:58 pm to speak with Tenant Duty Counsel. When the Tenant was transferred back into the main session at 2:45 pm, she was unresponsive. The Tenant was advised to hang up and try to reconnect to the meeting, but by 3:31 pm the Tenant had disconnected from the hearing and never returned.

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 \$1,175.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$38.63. This amount is calculated as follows: \$1,175.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,930.00 to the Landlord since the application was filed.
6. The rent arrears owing to October 31, 2022 are \$3,734.00.
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 \$1,175.00 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. Interest on the rent deposit, in the amount of \$11.59 is owing to the Tenant for the period from November 9, 2021 to October 27, 2022.
10. The Landlord's representative submitted that the Tenant's rent had been subsidized by Ontario Works and the Cochrane Social Services Board but that the Tenant's subsidies had been removed. The Landlord's representative submitted that Ontario Works will not pay the Tenant's arrears as the Tenant failed to follow the guidelines of the Housing Now program.
11. The Landlord's representative further submitted that the Tenant had lost custody of her child and only qualified for a one-bedroom unit, as opposed to the two-bedroom unit she is currently in.
12. The Tenant had attempted to attend the hearing and was not able to participate due to technological issues. As such, eviction will be ordered but will be delayed.
13. 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 December 31, 2022 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

14. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
15. **The Tenant may void this order and continue the tenancy by paying to the Landlord:**
 1. \$5,095.00 if the payment is made on or before November 30, 2022. See Schedule 1 for the calculation of the amount owing.

OR

 2. \$6,270.00 if the payment is made on or before December 31, 2022. See Schedule 1 for the calculation of the amount owing.
16. 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 December 31, 2022 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
17. **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 December 31, 2022.**
18. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,601.42. 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 Tenant. See Schedule 1 for the calculation of the amount owing.

19. The Tenant shall also pay the Landlord compensation of \$38.63 per day for the use of the unit starting October 28, 2022 until the date the Tenant moves out of the unit.
20. If the Tenant does not pay the Landlord the full amount owing on or before December 3, 2022, the Tenant will start to owe interest. This will be simple interest calculated from December 4, 2022 at 4.00% annually on the balance outstanding.
21. If the unit is not vacated on or before December 31, 2022, then starting January 1, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
22. 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 January 1, 2023.

November 22, 2022
Date Issued

Jagger Benham
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 July 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 November 30, 2022

Rent Owing To November 30, 2022	\$8,839.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,930.00
Total the Tenant must pay to continue the tenancy	\$5,095.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before December 31, 2022

Rent Owing To December 31, 2022	\$10,014.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,930.00
Total the Tenant must pay to continue the tenancy	\$6,270.00

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

Rent Owing To Hearing Date	\$7,532.01
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,930.00
Less the amount of the last month's rent deposit	- \$1,175.00
Less the amount of the interest on the last month's rent deposit	- \$11.59
Total amount owing to the Landlord	\$2,601.42
Plus daily compensation owing for each day of occupation starting October 28, 2022	\$38.63 (per day)

