



Order under Section 69 Residential Tenancies Act, 2006

Citation: Pinedale Properties Ltd v Abdi, 2022 ONLTB 12499

Date: 2022-11-18

File Number: LTB-L-018110-22

In the matter of: 1001, 7 CRESCENT PL
TORONTO ON M4C5L7

Between: Pinedale Properties Ltd Landlord

And

Ali Said Waberi, Said Robleh Abdi Tenant

Pinedale Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Said Waberi, Said Robleh Abdi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 11, 2022.

Only the Landlord's agent M. Gambelic and the Landlord's representative M. Anjema attended the hearing.

As of 1:220m, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. As a result, the hearing proceeded with only the Landlord's evidence.

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 \$1,399.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$45.99. This amount is calculated as follows: \$1,399.00 x 12, divided by 365 days.
5. The Tenant has paid \$4,208.20 to the Landlord since the application was filed.
6. The rent arrears owing to October 31, 2022 are \$8,382.80.
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 \$1,399.00 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 \$1.89 is owing to the Tenant for the period from September 1, 2022 to October 11, 2022.

Section 83

10. Section 83 requires that I consider all the circumstances, including the Tenants' and the Landlord's situations to determine if it would be appropriate to grant section 83 relief from eviction.
11. The Landlord has not been made aware of any children living in the rental unit and the Landlord has tried to reach out to the Tenants, without success. There are substantial arrears owing and the Tenants did not attend the hearing, and thus did not provide any evidence that may be relevant to my determination under s. 83.
12. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), 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.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$9,967.80 if the payment is made on or before November 29, 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 November 29, 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 November 29, 2022**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$6,274.80. 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 Tenants. See Schedule 1 for the calculation of the amount owing.

6. The Tenants shall also pay the Landlord compensation of \$45.99 per day for the use of the unit starting October 12, 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 November 29, 2022, the Tenants will start to owe interest. This will be simple interest calculated from November 30, 2022 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before November 29, 2022, then starting November 30, 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 November 30, 2022.

November 18, 2022
Date Issued

Peter Nicholson
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 May 31, 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 29, 2022

Rent Owing To November 30, 2022	\$13,990.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,208.20
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$
Total the Tenant must pay to continue the tenancy	\$9,967.80

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

Rent Owing To Hearing Date	\$11,697.89
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,208.20
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,399.00
Less the amount of the interest on the last month's rent deposit	- \$1.89
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$
Total amount owing to the Landlord	\$6,274.80
Plus daily compensation owing for each day of occupation starting October 12, 2022	\$45.99 (per day)

