



**Order under Section 69  
Residential Tenancies Act, 2006**

**Citation:** Capreit Limited Partnership v Murray, 2022 ONLTB 11618

**Date:** 2022-11-18

**File Number:** LTB-L-017460-22

**In the matter of:** 609, 30 TUXEDO CRT  
SCARBOROUGH ON M1G3S6

**Between:** Capreit Limited Partnership Landlord

**And**

Shauna M Murray Tenant

2022 ONLTB 11618 (CanLIJ)

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Shauna M Murray (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 11, 2022. The Landlord's legal representative, Nidhi Sharma, and the Tenant Support Person, Joy Evans, attended the hearing. As of 10:41am, the Tenant was not present or represented although properly served with the notice of the hearing by the Board. The Tenant did sign in at 1:12pm during the afternoon block and was directed to contact the Board regarding any questions they may have regarding the order.

As a result of the Tenant not being present when the matter was called, the application proceeded with only the Landlord's undisputed 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. As of August 1, 2022 the lawful rent is \$1,058.57. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$34.80. This amount is calculated as follows: \$1,058.57 x 12, divided by 365 days.
5. The Tenant has paid \$6,501.22 to the Landlord since the application was filed.
6. The rent arrears owing to October 31, 2022 are \$2,028.57.

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.
10. The Landlord has attempted several times to reach out to the Tenant regarding the rent arrears and the Tenants support person also tried reaching out to the Tenant on the hearing date to no avail.
11. The Tenant was not present when the matter was called in the morning hearing block. Although the Tenant signed in late after the morning block concluded, since the matter was already heard, I could not take submissions from the Tenant regarding their personal circumstances without the Landlord being present to respond.
12. On this basis, I see no reason to delay the enforcement of the order beyond what has already been given due to the passage of time since the Landlord has filed their application in March of 2022.

**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:**
  - \$3,273.14 if the payment is made on or before November 29, 2022. 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 November 29, 2022 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 November 29, 2022**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,538.80. 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 Tenant shall also pay the Landlord compensation of \$34.39 per day for the use of the unit starting October 12, 2022 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 November 29, 2022, the Tenant 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**

\_\_\_\_\_  
Terri van Huisstede  
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.

\*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

**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	\$9,588.36
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$6,501.22
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$3,273.14</b>

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

Rent Owing To Hearing Date	\$7,854.02
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$6,501.22
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$
<b>Total amount owing to the Landlord</b>	<b>\$1,538.80</b>
Plus daily compensation owing for each day of occupation starting October 12, 2022	\$34.39 (per day)