



Order under Section 69 Residential Tenancies Act, 2006

Citation: 1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc v Tran, 2022 ONLTB 12521

Date: 2022-11-16

File Number: LTB-L-021546-22

In the matter of: 909-95 High Park Avenue
Toronto, ON M6P 2R8

Between: 1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc Landlord

And

Tuan Anh Tran Tenant

1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Tuan Anh Tran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative Faith McGregor attended the hearing.

As of 2:11 pm, the Tenant was 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 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 \$1,733.23. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$56.98. This amount is calculated as follows: \$1,733.23 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to October 31, 2022 are \$35,000.00*.
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 \$1,726.15 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 \$17.03 is owing to the Tenant for the period from January 1, 2022 to October 27, 2022.
10. The Landlord's Legal Representative requested an expedited order due to the amount of the arrears exceeding the Board's jurisdiction of \$35,000.00 in accordance with s. 207(1) of the *Residential Tenancies Act, 2006* (the 'Act').
11. Expedited evictions are generally available for serious situations involving dangerous behaviour or criminality.
12. Section 74(3)(b) of the Act outlines that the Board is mandatorily required to provide the Tenant with another opportunity to avoid eviction by paying the Landlord the arrears of rent and costs outstanding.
13. While I can empathize with the Landlord about the excessive quantum of arrears, I am not prepared to exercise my discretion and shorten the voiding period from the standard eleven days as requested by the Landlord's Legal Representative in this instance.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act, including 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:

15. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
16. **The Tenant may void this order and continue the tenancy by paying to the Landlord:**
 1. \$37,707.13 if the payment is made on or before November 27, 2022. See Schedule 1 for the calculation of the amount owing. I do not believe that s. 207(1) of the Act applies to the amount to be paid if the Tenant wishes to void the order, as this is an optional payment.
17. 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 27, 2022 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
18. **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 27, 2022.**
19. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$33,442.82. 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.

20. The Tenant shall also pay the Landlord compensation of \$56.98 per day for the use of the unit starting October 28, 2022 until the date the Tenant moves out of the unit.
21. If the Tenant does not pay the Landlord the full amount owing on or before November 27, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 28, 2022 at 4.00% annually on the balance outstanding.
22. If the unit is not vacated on or before November 27, 2022, then starting November 28, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
23. 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 28, 2022.

November 16, 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 May 28, 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.

*Pursuant to s. 207(1) of the Act, the Board may not order payment of an amount more than the monetary jurisdiction of the Small Claims Court, which is \$35,000.00.

**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 27, 2022

Rent Owing To November 30, 2022	\$37,521.13
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$37,707.13

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

Rent Owing To Hearing Date	\$35,000.00*
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,726.15
Less the amount of the interest on the last month's rent deposit	- \$17.03
Total amount owing to the Landlord	\$33,442.82
Plus daily compensation owing for each day of occupation starting October 28, 2022	\$56.98 (per day)