



Order under Section 69 Residential Tenancies Act, 2006

Citation: OTTAWA COMMUNITY HOUSING CORPORATION v Morin, 2022 ONLTB 11104

Date: 2022-11-11

File Number: LTB-L-016780-22

In the matter of: 212, 450 Laurier Avenue West
Ottawa ON K1R1A9

Between: OTTAWA COMMUNITY HOUSING CORPORATION Landlord

And

Therese Morin Tenant

OTTAWA COMMUNITY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Therese Morin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 29, 2022.

Only the Landlord's representative Debbie Dawson attended the hearing.

As of 10 a.m., 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. The lawful rent is \$1,038.00. It is due on the first day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$34.13. This amount is calculated as follows: \$1,038.00 x 12, divided by 365 days.
4. The rent arrears owing to September 30, 2023 are \$5,844.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

7. The Tenant has not made any payments since the application was filed.
8. At the hearing the Landlord's agent testified that the last contact the Landlord had with the Tenant was in March 2022.
9. The Tenant lost their rental subsidy and the rent was increased from \$109.00 per month to \$1038.00 per month on May 1, 2022.
10. The Landlord has tried on numerous occasions to contact the tenant; but the Tenant has not responded. The Tenant has not made any contact with the Landlord since March 2022. It appears that the Tenant's telephone service has been disconnected.
11. Prior to the hearing, the Landlord entered the rental unit and it appears that the Tenant has abandoned the rental unit, however, the Tenant left some of their possessions in the rental unit and it is unknown if the Tenant has vacated the rental unit.
12. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenant no longer qualifies for the RGI housing and there is a wait list for the rental unit. The arrears are substantial and the Tenant has not responded to the Landlord's communications regarding repayment of the arrears owing.

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:**
 - \$11,582.00 if the payment is made on or before January 22, 2023. 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 January 22, 2023 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 January 22, 2023.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,030.00. 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 \$34.13 per day for the use of the unit starting October 1, 2023 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 January 22, 2023, the Tenant will start to owe interest. This will be simple interest calculated from January 23, 2023 at 5.00% annually on the balance outstanding..

8. If the unit is not vacated on or before January 22, 2023, then starting January 23, 2023, 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 January 23, 2023.

January 6, 2023

Date Issued

Maria Shaw

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 23, 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 22, 2022

Rent Owing To January 22, 2023	\$10,396.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	- \$0.00
Total the Tenant must pay to continue the tenancy	\$11,396.00

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

Rent Owing To Hearing Date	\$5,844.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	- \$
Less the amount of the interest on the last month's rent deposit	- \$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	- \$0.00
Total amount owing to the Landlord	\$6,030.00
Plus daily compensation owing for each day of occupation starting October 1, 2023	\$34.13 (per day)