



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

**Citation:** MEDALION CORPORATION v PHELEMBA, 2022 ONLTB 11816

**Date:** 2022-11-10

**File Number:** LTB-L-038726-22

**In the matter of:** 1611, 420 HARWOOD AVENUE SOUTH  
AJAX ONTARIO L1S0G6

**Between:** MEDALION CORPORATION Landlord

**And**

PATRICK PHELEMBA Tenant

MEDALION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict PATRICK PHELEMBA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 1, 2022.

The Landlord's Legal Representative, S. Korman and the Tenant attended the hearing.

**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 \$1,710.28 It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$56.23. This amount is calculated as follows: \$1,710.28 x 12, divided by 365 days.
5. The Tenant has paid \$450.00 to the Landlord since the application was filed.
6. The rent arrears owing to September 30, 2022 are \$15,221.12.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,690.00 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 \$26.56 is owing to the Tenant for the period from May 12, 2021 to September 1, 2022.

Relief from Eviction

10. The Tenant testified that he experienced some health issues that caused him to be in arrears. He also experienced employment issues relating to Covid-19. He testified that he is back to work, and his monthly income is roughly \$5,000.00. He testified that he usually gets paid every three weeks. He testified that he started working on August 10, 2022 and has yet to receive a pay cheque.
11. The Tenant suggested a payment plan that, at the time of the hearing, would see the arrears paid off in about 15 months.
12. The Landlord is seeking a standard order.
13. Based on the evidence before me, I do not find that a payment plan is appropriate in these circumstances. This is a fairly new tenancy. The Tenant has made only one payment of \$450.00 in March 2022 since the application was filed. The Tenant testified that his employer guaranteed a pay frequency of every 3 weeks, however, he has yet to receive a paycheque. I do not find it to be appropriate to order a payment plan that lasts over 12 months when there is uncertainty around when the Tenant will get paid and when the arrears are so substantial. Because of the timing of issuing this order, no further delay shall be ordered.
14. 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.

**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:**
  - \$18,842.68 if the payment is made on or before November 21, 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 21, 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 21, 2022**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,051.51. 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.

6. The Tenant shall also pay the Landlord compensation of \$56.23 per day for the use of the unit starting September 2, 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 21, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 22, 2022 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before November 21, 2022, then starting November 22, 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 22, 2022.

**November 10, 2022**  
**Date Issued**

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Emily Robb  
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 22, 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 21, 2022**

Rent Owing To November 30, 2022	\$19,091.68
Application Filing Fee	\$201.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$450.00
<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>\$18,842.68</b>

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

Rent Owing To Hearing Date	\$14,017.07
Application Filing Fee	\$201.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$450.00
<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	- \$1,690.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$26.56
<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>\$12,051.51</b>
Plus daily compensation owing for each day of occupation starting September 2, 2022	\$56.23 (per day)

