



Order under Section 69 Residential Tenancies Act, 2006

Citation: Quon Family Holdings v Dlugosz, 2022 ONLTB 11674

Date: 2022-11-09

File Number: LTB-L-001257-21

In the matter of: 2, 2905 ST CLAIR AVE E
EAST YORK ON M4B1N5

Between: Quon Family Holdings Ltd Landlord

And

Adam Dlugosz Tenant

Quon Family Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Dlugosz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 application)

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date. (L2 application)

These L1 and L2 applications were heard by videoconference on November 2, 2022.

Only the Landlord's Legal Representative, Oleksandr Pichugin, and the Landlord's Agent, Jack Quon, attended the hearing.

As of 9:44 am, 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:

L1 Application

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 \$800.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$26.30. This amount is calculated as follows: \$800.00 x 12 months, divided by 365 days.
5. The Tenant has paid \$4,780.00 to the Landlord since the application was filed.
6. The rent arrears owing to November 30, 2022 are \$7,290.00.
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. The Landlord submitted that the Tenant was sent 6 or 7 written communications since the L1 application was filed on December 14, 2021. Among the communications, the Landlord sent a number of communications about the arrears, requesting a possible payment plan, but none was provided.
10. 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.

L2 Application

11. At the hearing, the Landlord requested the withdrawal of the L2 application because the Tenant had rectified the issue raised in the underlying N5 notice of termination.
12. Pursuant to subsection 200(4) of the Act, I consented to the withdrawal of the L2 application.

It is ordered that:

L1 Application

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:**
 - \$7,476.00 if the payment is made on or before November 20, 2022. See Schedule 1-part A 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 20, 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 20, 2022.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,728.60. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1-part B for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$25.97 per day for the use of the unit starting November 3, 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 20, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 21, 2022 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before November 20, 2022, then starting November 21, 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 21, 2022.

L2 Application

10. The L2 application is withdrawn.

November 9, 2022

Date Issued

Alex Brkic
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 21, 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 20, 2022

Rent Owing To November 30, 2022	\$12,070.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,780.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Total the Tenant must pay to continue the tenancy	\$7,476.00

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

Rent Owing To Hearing Date (November 2/22)	\$11,322.60
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,780.00
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	- \$0.00
Total amount owing to the Landlord	\$6,728.60
Plus daily compensation owing for each day of occupation starting November 3, 2022	\$25.97 (per day)