



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

Citation: Jama Property Management v Biloski, 2022 ONLTB 11229

Date: 2022-11-09

File Number: LTB-L-013755-22

In the matter of: 08, 352 Westlake St
London ON N5Z3A4

Between: Jama Property Management Landlord

And

Michael Biloski Tenant

Jama Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Biloski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 13, 2022.

The Landlord's Agent, Rob Light 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 \$1,006.94. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$33.10. This amount is calculated as follows: \$1,006.94 x 12, divided by 365 days.
5. The Tenant has paid \$1,261.00 to the Landlord since the application was filed.
6. The rent arrears owing to September 30, 2022 are \$6,800.94.
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 \$995.00 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. The Tenant told the Board that he had experienced job loss due to an injury and is currently supported through Ontario Works. Through financial information provided by the Tenant it is clear that he does not have the income to support his current rent payments.

10. Given that the Tenants monthly rent payments and outstanding arrears are beyond what the Tenant can afford, I find that this is not a viable tenancy for the Tenant.
11. The Tenant requested additional time to reach out to organizations for assistance. Given the date this order is being issued the Tenant has had the benefit of additional time. Therefore, I find that a standard 11-day voidable order is appropriate.
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.

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:**
 - \$9,000.82 if the payment is made on or before November 20, 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 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 \$5,415.30. 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 \$33.10 per day for the use of the unit starting September 14, 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.

November 9, 2022
Date Issued

Natalie James
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.

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	\$10,075.82
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,261.00
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	- \$
Total the Tenant must pay to continue the tenancy	\$9,000.82

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

Rent Owing To Hearing Date	\$7,485.30
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,261.00
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	- \$995.00
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	- \$
Total amount owing to the Landlord	\$5,415.30
Plus daily compensation owing for each day of occupation starting September 14, 2022	\$33.10 (per day)