



Order under Section 69 Residential Tenancies Act, 2006

Citation: Homestead Land Holdings Limited v Gibbons, 2022 ONLTB 10936

Date: 2022-11-07

File Number: LTB-L-017641-22

In the matter of: 1415-263 Pharmacy Avenue
Scarborough, ON M1L 3E8

Between: Homestead Land Holdings Limited Landlord

And

Adam Gibbons Tenants
Leona Gibbons

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Gibbons and Leona Gibbons (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on October 11, 2022.

The Landlord's Legal Representative Tanya Rose and the Tenant Leona Gibbons ('LG') attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,246.39. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$40.98. This amount is calculated as follows: \$1,246.39 x 12, divided by 365 days.
5. The Tenants hve paid \$7,623.00 to the Landlord since the application was filed.
6. The rent arrears owing to October 31, 2022 are \$5,284.72.
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 \$1,225.60 from the Tenants 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 \$11.44 is owing to the Tenants for the period of February 28, 2021, until October 11, 2022.
10. Both LG and the Landlord's Legal Representative advised that there may be concerns with respect to the parking costs the Tenants were charged and included in the rent arrears owing from August 2020 onwards, as LG testified she had cancelled her parking spot around that period but may have been continually charged for it.
11. LG also testified that she is on ODSP and that her rent was being paid directly to the Landlord and that ODSP may not have updated the rent payments required in order to keep up with the rent increases. LG and the Landlord's Legal Representative requested a standard order extended until the end of November in order for both parties to look into these issues.
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 not be unfair to postpone the eviction until November 30, 2022 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

13. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
14. **The Tenants may void this order and continue the tenancy by paying to the Landlord:**
 1. \$6,717.11 if the payment is made on or before November 30, 2022. See Schedule 1 for the calculation of the amount owing.
15. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after November 30, 2022 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
16. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before November 30, 2022.**
17. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,438.07. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
18. The Tenants shall also pay the Landlord compensation of \$40.98 per day for the use of the unit starting October 12, 2022 until the date the Tenants move out of the unit.
19. If the Tenants do not pay the Landlord the full amount owing on or before November 18, 2022, the Tenants will start to owe interest. This will be simple interest calculated from November 19, 2022 at 4.00% annually on the balance outstanding.

20. If the unit is not vacated on or before November 30, 2022, then starting December 1, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
21. 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 December 1, 2022.

November 7, 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 June 1, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before November 30, 2022

Rent Owing To November 30, 2022	\$14,154.11
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$7,623.00
Total the Tenants must pay to continue the tenancy	\$6,717.11

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

Rent Owing To Hearing Date	\$12,112.11
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$7,623.00
Less the amount of the last month's rent deposit	- \$1,225.60
Less the amount of the interest on the last month's rent deposit	- \$11.44
Total amount owing to the Landlord	\$3,438.07
Plus daily compensation owing for each day of occupation starting October 12, 2022	\$40.98 (per day)