



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

Citation: D.D. Acquisitions Partnership v Kwaku, 2022 ONLTB 10860

Date: 2022-11-03

File Number: LTB-L-005129-22

In the matter of: 0601, 49 MCMURCHY AVE N
BRAMPTON ON L6X1X6

Between: D.D. Acquisitions Partnership Landlord

And

Dankwa Kwaku Tenant

D.D. Acquisitions Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Dankwa Kwaku (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 15, 2022. The Landlord's legal representative S. McArthur 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 \$2,107.50. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$69.29. This amount is calculated as follows: \$2,107.50 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to August 31, 2022 are \$15,660.00.
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 \$2,107.50 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 \$15.73 is owing to the Tenant for the period from October 15, 2021 to August 15, 2022.
10. 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 15, 2022 pursuant to subsection 83(1)(b) of the Act. This is a new tenancy where the Tenant fell into arrears almost immediately and has been unable to make any payments since the application was filed. The Tenant requested a payment plan however, upon hearing evidence of the Tenant's income, there are only a few hundred dollars left after rent is paid for living expenses and food. I find that the Tenant has no means to pay the arrears and that this unit is not affordable for the Tenant. The Tenant has 2 minor children arriving to Canada imminently and for that reason, I find the delayed termination of the tenancy reasonable so that the Tenant can arrange for alternative accommodations.

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:**
 - \$22,168.50 if the payment is made on or before November 15, 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 15, 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 15, 2022**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,654.62. 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 \$69.29 per day for the use of the unit starting August 16, 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 15, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 16, 2022 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before November 15, 2022, then starting November 16, 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 16, 2022.

November 3, 2022
Date Issued

Donna Adams
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 15, 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 15, 2022

Rent Owing To November 30, 2022	\$21,982.50
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$22,168.50

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

Rent Owing To Hearing Date	\$14,591.85
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,107.50
Less the amount of the interest on the last month's rent deposit	- \$15.73
Total amount owing to the Landlord	\$12,654.62
Plus daily compensation owing for each day of occupation starting August 16, 2022	\$69.29 (per day)