



Order under Section 69 Residential Tenancies Act, 2006

Citation: Rifkind v Ralph, 2022 ONLTB 9385

Date: 2022-10-24

File Number: LTB-L-006742-22

In the matter of: 96 BELGRAVIA AVE
YORK ON M6E2M5

Between: Yigal Rifkind Landlord

And

Atiba Ralph Tenant

Yigal Rifkind (the 'Landlord') applied for an order to terminate the tenancy and evict Atiba Ralph (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 12, 2022.

Only the Landlord attended the hearing.

As of 1:58 pm, 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.

I confirm that no one for the Tenant appeared in the videoconference room for the entire afternoon hearing block.

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 \$3,225.00. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$106.03. This amount is calculated as follows: \$3,225.00 x 12, divided by 365 days.
5. The Tenant has paid \$20,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to October 31, 2022 are \$19,550.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. On January 4, 2021, the Landlord collected a rent deposit of \$925.00 from the Tenant and this deposit is still being held by the Landlord. Note that the last month's rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. The interest owing on the rent deposit is \$8.67, which is in respect of the period from January 4, 2021 to the date of this hearing.
9. The Landlord testified that he had been recently in contact with the Tenant who told him he would attend this hearing and that he had proof that he could pay off all of his rent arrears. The Landlord indicated he has tried to work with the Tenant concerning his rent arrears and pointed out that at the first Board hearing which had been adjourned on August 16, 2022, the parties had spoken about a payment plan.
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.

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:**
 - \$19,736.00 if the payment is made on or before October 31, 2022. See Schedule 1-part A for the calculation of the amount owing.

OR

 - \$22,961.00 if the payment is made on or before November 4, 2022. See Schedule 1- part B 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 4, 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 4, 2022**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$16,858.36. 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-part C for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$106.03 per day for the use of the unit starting October 13, 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 4, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 5, 2022 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before November 4, 2022, then starting November 5, 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 5, 2022.

October 24, 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 5, 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 October 31, 2022

Rent Owing To October 31, 2022	\$39,550.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$20,000.00
Total the Tenant must pay to continue the tenancy	\$19,736.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before November 4, 2022

Rent Owing To November 30, 2022	\$42,775.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$20,000.00
Total the Tenant must pay to continue the tenancy	\$22,961.00

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

Rent Owing To Hearing Date (Oct 12/22)	\$37,597.36
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$20,000.00
Less the amount of the last month's rent deposit	- \$925.00
Less the amount of the interest on the last month's rent deposit	- \$8.67
Total amount owing to the Landlord	\$16,858.36
Plus daily compensation owing for each day of occupation starting October 13, 2022	\$106.03 (per day)