



Order under Section 69 Residential Tenancies Act, 2006

Citation: Kang v Marques, 2022 ONLTB 9257

Date: 2022-10-24

File Number: LTB-L-012711-22

In the matter of: 2302, 1 ELM DR W
MISSISSAUGA ON L5B4M1

Between: Da li Kang Landlord

And

Marques Vivian Vanda, Sousa Jordan Tenants
Alexander Marques

Da li Kang (the 'Landlord') applied for an order to terminate the tenancy and evict Marques Vivian Vanda and Sousa Jordan Alexander Marques (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord Da li Kang attended the hearing.

As of 1:49 pm, the Tenants were 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:

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 \$2,400.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.90. This amount is calculated as follows: \$2,400.00 x 12, divided by 365 days.
5. The Tenants have paid \$4,850.00 to the Landlord since the application was filed.
6. The rent arrears owing to September 30, 2022 are \$28,750.00.
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 \$2,400.00 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 \$34.64 is owing to the Tenants for the period from July 1, 2021 to September 12, 2022.
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 Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Landlord has communicated regularly with the Tenants in effort to reach a resolution. The Tenants have advised the Landlord that they have no ability to pay the arrears. The Tenants advised the Landlord that they intended to vacate the unit in July and August 2022, but failed to do so. The Landlord attended the unit in July 2022 and noted that the unit was almost completely packed. As noted, the Tenants did not attend the hearing of this matter and thus I did not have the opportunity to hear their evidence regarding their circumstances or any dispute of the Landlord's application for an eviction order. There has been nominal payments made since the filing of the application and the arrears are significant. Given the Tenants' failure to attend the hearing and their representations to the Landlord that they intend to move, I find there is no cause for delay of the eviction.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$31,336.00 if the payment is made on or before October 31, 2022. See Schedule 1 for the calculation of the amount owing.

OR

 - \$33,736.00 if the payment is made on or before November 4, 2022. See Schedule 1 for the calculation of the amount owing.
3. 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 4, 2022 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **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 4, 2022**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$25,048.16. 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.

6. The Tenants shall also pay the Landlord compensation of \$78.90 per day for the use of the unit starting September 13, 2022 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before November 4, 2022, the Tenants 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

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 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.

**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 October 31, 2022

Rent Owing To October 31, 2022	\$36,000.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,850.00
Total the Tenants must pay to continue the tenancy	\$31,336.00

B. Amount the Tenants 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	\$38,400.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,850.00
Total the Tenants must pay to continue the tenancy	\$33,736.00

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

Rent Owing To Hearing Date	\$32,146.80
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,850.00
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$34.64
Total amount owing to the Landlord	\$25,048.16
Plus daily compensation owing for each day of occupation starting September 13, 2022	\$78.90 (per day)

