



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

File Number: LTB-L-053897-23

In the matter of: UNIT 3303, 390 CHERRY ST
TORONTO ON M5A0E2

Between: Janet tze-man Lai
Marvin k h Yeung

And

Jaidan fazail vonsah ryan Jowrey

I hereby certify this is a
true copy of an Order dated
AUG 29, 2024
Landlord and Tenant Board

Landlord

Tenant

Janet tze-man Lai and Marvin k h Yeung (the 'Landlord') applied for an order to terminate the tenancy and evict Jaidan fazail vonsah ryan Jowrey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 19, 2024.

The Landlord, the Landlord’s Legal Representative, Yun tao Li, and the Tenant attended the hearing.

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

The parties before the LTB consented to the following order:

Agreed facts:

1. The Landlord served the Tenant with a 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 \$2,350.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$77.26. This amount is calculated as follows: \$2,350.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,850.00 to the Landlord since the application was filed.
6. The rent arrears owing to August 31, 2024 are \$37,100.00.
7. The amount of money the Tenant must pay to continue the tenancy, as set out in paragraph two below, exceeds \$35,000.00. While the Board’s monetary jurisdiction is \$35,000.00, the Divisional Court recently confirmed in *Galaxy Real Estate Core Ontario LP v. Kirpichova et al.*, 2023 ONSC 4356, that the pursuant to section 74(3)(a) of the

Residential Tenancies Act, 2006 ("Act"), the full amount of rent arrears owing must be paid by the tenant to void the order. Therefore, the amount of money the Tenant must pay to void the order and continue the tenancy is not subject to the Board's monetary jurisdiction.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,350.00 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.
10. Interest on the rent deposit, in the amount of \$110.90 is owing to the Tenant for the period from October 1, 2022 to August 19, 2024.

On consent 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:**
 - \$37,286.00 if the payment is made on or before August 31, 2024. See Schedule 1 for the calculation of the amount owing.

OR

 - \$39,636.00 if the payment is made on or before September 20, 2024. 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 September 20, 2024 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 September 20, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$33,943.04. 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 \$77.26 per day for the use of the unit starting August 20, 2024 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 September 20, 2024, the Tenant will start to owe interest. This will be simple interest calculated from September 21, 2024 at 7.00% annually on the balance outstanding.

8. If the unit is not vacated on or before September 20, 2024, then starting September 21, 2024, 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 September 21, 2024.

August 29, 2024
Date Issued



Vicky Liu
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 March 21, 2025 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 August 31, 2024

Rent Owing To August 31, 2024	\$39,950.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,850.00
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	- \$0.00
Total the Tenant must pay to continue the tenancy	\$37,286.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before September 20, 2024

Rent Owing To September 30, 2024	\$42,300.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,850.00
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	- \$0.00
Total the Tenant must pay to continue the tenancy	\$39,636.00

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

Rent Owing To Hearing Date	\$39,067.94
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,850.00
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	- \$2,350.00
Less the amount of the interest on the last month's rent deposit	- \$110.90
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	- \$0.00
Total amount owing to the Landlord	\$33,943.04
Plus daily compensation owing for each day of occupation starting August 20, 2024	\$77.26 (per day)