



Jan 09, 2025

Landlord and Tenant Board

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

File Number: LTB-L-067107-24

In the matter of: 2102, 81 WELLESLEY ST E
TORONTO ON M4Y0C5

Between: Peter Skolkay Landlord

And

Trevohn Edward Franklin Baker Tenant

Peter Skolkay (the 'Landlord') applied for an order to terminate the tenancy and evict Trevohn Edward Franklin Baker (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 25, 2024.

The Landlord, the Landlord's Legal Representative, Elizaveta Povargo 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 \$1,800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 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 November 30, 2024 are \$10,700.00.
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 \$500.00 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.
9. Interest on the rent deposit, in the amount of \$13.25 is owing to the Tenant for the period from November 4, 2023 to November 25, 2024.

10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including 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.
11. The Tenant testified that he was unable to pay the rent because of a series of unforeseen circumstances including the death of his parents, embezzlement of his father's life insurance and the fact he is financially assisting his sister who was in a car accident.
12. The Tenant testified at the hearing that he was able to pay \$5,000.00 towards the rent arrears on or before December 31, 2024.
13. Requested a payment plan of \$5,000.00 on or before December 31, 2024 and the remaining \$5,700.00 on or before May 1, 2025.
14. The Tenant testified that since May 2024, he has employed as a project manger earning \$2,800.00 per month in net income.
15. The Tenant testified that alternatively if given a payment plan, the Tenant can pay an additional \$200.00 per month towards the rental arrears in addition to the monthly rent.
16. There was no supporting evidence to show that the Tenant is able to pay the \$5,000.00 he proposes in December. In addition, the request to delay eviction to May 31, 2025 to allow the Tenant to pay the remainder was not supported by any evidence of the Tenant's ability to pay.
17. Despite the Tenant's income he has not paid anything towards the rent.
18. I was not satisfied that the Tenant is able to pay the monthly rent and the arrears.
19. As a result, I am not satisfied this is an appropriate case in which to grant relief from eviction in the form of a payment plan.
20. Given the high amount of arrears and the fact that the Tenant has not paid any rent since June 2024, I find that it would be unfair to postpone eviction any further.

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:**
 - \$14,486.00 if the payment is made on or before January 20, 2025. 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 January 20, 2025 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 January 20, 2025.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,052.25. 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 \$59.18 per day for the use of the unit starting November 26, 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 January 20, 2025, the Tenant will start to owe interest. This will be simple interest calculated from January 21, 2025 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 20, 2025, then starting January 21, 2025, 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 January 21, 2025.

January 9, 2025
Date Issued



Christopher Lin
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 July 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 January 20, 2025

Rent Owing To January 31, 2025	\$14,300.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	\$14,486.00

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

Rent Owing To Hearing Date	\$10,379.50
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
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	- \$500.00
Less the amount of the interest on the last month's rent deposit	- \$13.25
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	\$10,052.25
Plus daily compensation owing for each day of occupation starting November 26, 2024	\$59.18 (per day)