



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082966-24

In the matter of: 501, 72 Esther Shiner Blvd
North York ON M2K0C4

Between: Seulmin Ahn

And

Tamika Brown

I hereby certify this is a
true copy of an Order dated

MAR 05, 2025

Landlord and Tenant Board

Landlord

Tenant

Seulmin Ahn (the 'Landlord') applied for an order to terminate the tenancy and evict Tamika Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 27, 2025.

The Landlord 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 \$2,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,850.00 to the Landlord since the application was filed.
6. It was undisputed that the rent arrears owing to January 31, 2025, are \$8,850.00.
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 \$2,500.00 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 \$40.41 is owing to the Tenant for the period from June 6, 2024, to January 27, 2025.

Relief from eviction

10. The Tenant testified that she had a few medical issues and it caused her to fall behind on rent. However, the Tenant testified that she was awaiting some back pay and had been approved by a rent bank for a payment of \$5,000.00. All the Tenant had to do was ensure the arrears owing were \$5,000.00 and the rent bank would release the payment to the Landlord. In other words, at the time of the hearing the Tenant would have to contribute \$3,850.00 toward the arrears to have the rent bank release the \$5,000.00.
11. The Tenant testified that she would be able to pay February and March rent on time and would be able to provide the \$3,850.00 by mid-March which would then mean the rent bank would release the \$5,000.00 and arrears would be covered. So the Tenant was seeking until mid- March to catch up.
12. The Landlord testified that the arrears have put a significant financial strain on her and was unsure the Tenant would pay as the plan was vague.
13. Given the date this order will issue, the eviction date is March 16, 2025. This is an eviction date of mid-March, which is when the Tenant indicated she would be caught up by.
14. As such, 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.

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:**
 - \$13,436.00 if the payment is made on or before March 16, 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 March 16, 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 March 16, 2025.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,248.50. 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 \$72.33 per day for the use of the unit starting January 28, 2025, 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 March 16, 2025, the Tenant will start to owe interest. This will be simple interest calculated from March 17, 2025, at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 16, 2025, then starting March 17, 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 March 17, 2025.

March 5, 2025
Date Issued



Nicole Pedron
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 September 17, 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 March 16, 2025

Rent Owing To March 31, 2025	\$17,100.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,850.00
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	\$13,436.00

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

Rent Owing To Hearing Date	\$12,452.91
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,850.00
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	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$40.41
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	\$6,248.50
Plus daily compensation owing for each day of occupation starting January 28, 2025	\$72.33 (per day)