



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000292-25

In the matter of: 2, 67 SECOND AVE
Kitchener ON N2C1N4

Between: Stefan Arezina

And

Denise Russell

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

MAY 5, 2025

M. Samicki

Landlord and Tenant Board

Landlord

Tenant

Stefan Arezina (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Russell and Maceo Wong (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 28, 2025.

Only the Landlord and Maceo Wong attended the hearing.

As of 3:38 p.m., 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.

Preliminary Issues:

Removal of Named Tenant

1. The N4 Notice of Termination and the L1 application named two Tenants, Denise Russell and Maceo Wong (MW).
2. At the onset of the hearing, Maceo Wong (MW), requested to be removed as a named party to the application and argues that he is a co-signer and has never occupied the rental unit as a Tenant. It was undisputed that MW made two rental payments to the Landlord in November and December 2024. MW argues that he paid rent to help his friend Denise Russell.
3. The Landlord submitted that MW was named as a Tenant on the lease agreement, however, has no reason to doubt MW's testimony and accepts that MW was a co-signer, the Landlord agrees that MW may not have occupied the unit.
4. After considering the parties submissions, on a balance of probabilities, I find that Maceo Wong has never occupied the rental unit and was never in possession of the rental unit. Accordingly, the Board lacks the jurisdiction to issue an order against him. If the Landlord wishes to see a judgment against this individual, they will have to do so in another court of competent jurisdiction.

5. The Landlord's application is amended to remove Maceo Wong as a party to the application.

Determinations:

6. 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.
7. As of the hearing date, the Tenant was still in possession of the rental unit.
8. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: $\$2,500.00 \times 12$, divided by 365 days.
10. The Tenant has paid \$3,500.00 to the Landlord since the application was filed.
11. The rent arrears owing to April 30, 2025, are \$10,000.00.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. 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.
14. Interest on the rent deposit, in the amount of \$92.81 is owing to the Tenant for the period from November 3, 2023, to April 28, 2025.
15. Based on the uncontested evidence before me, 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 void this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$12,686.00 if the payment is made on or before May 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 have paid the full amount owing as ordered plus any additional rent that became due after May 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 May 16, 2025.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,394.51. 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 \$82.19 per day for the use of the unit starting April 29, 2025, until the date the Tenant move out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 16, 2025, the Tenant will start to owe interest. This will be simple interest calculated from May 17, 2025, at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 16, 2025, then starting May 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 May 17, 2025.

May 5, 2025
Date Issued



Mayra Sawicki
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 November 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 May 16, 2025

Rent Owing to May 31, 2025	\$16,000.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,500.00
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 are entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$12,686.00

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

Rent Owing to Hearing Date	\$13,301.32
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,500.00
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	- \$92.81
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant are entitled to	- \$0.00
Total amount owing to the Landlord	\$7,394.51
Plus, daily compensation owing for each day of occupation starting April 29, 2025	\$82.19 (per day)