



## **Order under Subsection 87(1) Residential Tenancies Act, 2006**

**Citation:** 2179591 Ontario inc. v Abdelnaeem, 2023 ONLTB 29949

**Date:** 2023-04-06

**File Number:** LTB-L-011207-23

**In the matter of:** D, 218 Queen Street East  
Toronto Ontario M5A1S3

**Between:** 2179591 Ontario inc.

Landlord

**And**

Ganna Khaled Taha Abdelnaeem

Tenant

2179591 Ontario inc. (the 'Landlord') applied for an order requiring Ganna Khaled Taha Abdelnaeem (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 29, 2023.

Only the Landlord's agent Lucan Way attended the hearing.

As of 2:20pm, 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.

### **Determinations:**


1. The Tenant vacated the rental unit on December 21, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2022 to February 28, 2023.
3. The lawful rent is \$1,990.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent ends on February 28, 2023.
6. The rent arrears and daily compensation owing to February 28, 2023 are \$5,970.00
7. The Landlord collected a rent deposit of \$1,990.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$4,181.00. This amount includes rent arrears owing up to February 28, 2023 and the cost of the application minus the rent deposit.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 17, 2023, the Tenant will start to owe interest. This will be simple interest calculated from April 18, 2023 at 5.00% annually on the balance outstanding.

**April 6, 2023**  
**Date Issued**

  
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Nicole Huneault  
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.