



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

**Citation:** Arjun Sawhney v El hasheem Emmanuel Samuel, 2023 ONLTB 45574

**Date:** 2023-06-23

**File Number:** LTB-L-080860-22

**In the matter of:** BASEMENT STUDIO, 24 ANTICOSTI DR  
SCARBOROUGH ON M1J1V5

**Between:** Arjun Sawhney Landlord

**And**

El hasheem Emmanuel Samuel Tenant

Arjun Sawhney (the 'Landlord') applied for an order to terminate the tenancy and evict El hasheem Emmanuel Samuel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 8, 2023.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Thirusenthuran Sivapatham. The Tenant declined to speak with Tenant Duty Counsel.

The parties before the Board consented to the following order.

I am satisfied the parties understood the consequences of their consent.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated the Tenant must move out of the rental unit on or before July 14, 2023.
2. If the unit is not vacated on or before July 14, 2023, then starting July 15, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 July 15, 2023.
4. The Tenant shall pay to the Landlord \$10,911.00. This amount includes rent arrears owing up to June 14, 2023 and the cost of filing the application.
5. The last month's rent deposit shall be applied to the period June 15, 2023 to July 14, 2023.
6. The Tenant shall also pay the Landlord compensation of \$32.05 per day for the use of the unit starting July 15, 2023 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 July 14, 2023, the Tenant will start to owe interest. This will be simple interest calculated from July 15, 2023 at 6.00% annually on the balance outstanding.
8. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
9. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order.



**June 23, 2023**  
**Date Issued**

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Sonia Anwar-Ali  
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 January 15, 2024 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.