



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-12493-21

In the matter of: 19 TILLINGHAST LANE
SCARBOROUGH ON M1J0A8

Between: Muhammad Khan Landlord

and

Andrew Rego
Kaitlyn Lauren

Tenants

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

DEC 02 2022

Landlord and Tenant Board

Muhammad Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Kaitlyn Lauren and Andrew Rego (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by video conference on October 27, 2022.

The Landlord and the Tenants and the Tenant's legal Representative, J. Narula 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. The Landlord testified that he sent the N4 Notice to the Tenants by courier. He testified that he gave the documents to the courier on October 26, 2021. The termination date on the N4 notice is November 2, 2021. The Tenants were not served in accordance with Act, they were not served with 14 days notice.
3. I explained to the Landlord that because the Tenant's were not served with proper 14-day notice, he can withdraw the application and start again, or he can get an order for arrears only. The Landlord is requesting an order for arrears only.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The arrears owing up to October 31, 2022 are \$30,500.00

6. The Landlord incurred costs of \$186.00 to file the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$30,686.00. This amount includes arrears of rent up to October 31, 2022 and costs.
2. If the Tenants do not pay this amount by December 13, 2022, they will start to owe interest. This will be simple interest calculated from December 14, 2022 at 4.00% annually on the balance outstanding.

December 2, 2022
Date Issued



Emily Robb
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.