



**MAR 22, 2024**

*Vishal Nanda*

Landlord and Tenant Board

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

**Citation:** Sarwar v Jafri, 2024 ONLTB 19858

**Date:** 2024-03-22

**File Number:** LTB-L-058980-23

**In the matter of:** 5481 TRAFALGAR RD  
MILTON ON L9E0Z5

**Between:** Ghulam Sarwar Landlord

**And**

Syed Zafar Abbas Jafri Tenants  
Nafees Zahra Jafri  
Saiyid Muhammad Jafari  
Hina Zehra Jafri

Ghulam Sarwar (the 'Landlord') applied for an order to terminate the tenancy and evict Syed Zafar Abbas Jafri, Nafees Zahra Jafri, Saiyid Muhammad Jafari and Hina Zehra Jafri (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 7, 2024.

Only the Landlord's Agent, Asad Sarwar (son and property manager of the Landlord), attended the hearing.

As of 3:28 p.m., the Tenants were 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 Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on September 17, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,000.00. It was due on the 15th day of each month.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to September 17, 2023 are \$5,117.75.
7. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenants which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,000.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$50.41 is owing to the Tenants for the period from September 15, 2022 to September 17, 2023.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of September 17, 2023, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$3,293.34. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 2, 2024, the Tenants will start to owe interest. This will be simple interest calculated from April 3, 2024 at 7.00% annually on the balance outstanding.

**March 22, 2024**

*Vishal Nanda*

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Vishal Nanda  
Member, Landlord and Tenant Board

*Heather Chapple*

\_\_\_\_\_  
Heather Chapple  
Member, Landlord and Tenant Board

**Date Issued**

15 Grosvenor St, 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.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenants must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$5,117.75
Application Filing Fee	\$186.00
NSF Charges	\$40.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,000.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$50.41
<b>Less</b> the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants are entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$3,293.34</b>