



**Tribunals Ontario**

Landlord and Tenant Board

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

**File Number:** CEL-04265-21

**In the matter of:** 207, 300 RAY LAWSON BOULEVARD  
BRAMPTON ON L6Y5H5

**Between:** Faiz Khan

**and**

Kirby Jalandra

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

**AUG 22, 2022**

Landlord and Tenant Board

Landlord

Tenant

Faiz Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Kirby Jalandra (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 8, 2022. Only the Landlord attended the hearing. As of 1:36 PM, 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 has not paid the total rent the Tenant was required to pay for the period from September 1, 2021 to April 30, 2022. Because of the arrears, the Landlord served a Notice of Termination effective December 5, 2021.
2. The Tenant was in possession of the rental unit when the application was filed.
3. The tenancy terminated on April 1, 2022, when the Tenant returned vacant possession of the rental unit.
4. The Tenant has made no payments to rent or arrears since the application was filed.
5. There is no rent deposit held by the Landlord.

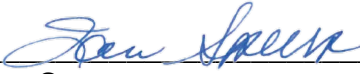
**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated effective April 1, 2022, when the Tenant returned vacant possession of the rental unit.
2. The Tenant shall pay to the Landlord \$12,071.52\*, which represents the amount of rent owing and compensation up to April 1, 2022.

**File Number:** CEL-04265-21

3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing\* on or before August 23, 2022, the Tenant will start to owe interest. This will be simple interest calculated from August 24, 2022 at 2.00% annually on the balance outstanding.

**August 22, 2022**  
**Date Issued**

  
**Ian Speers**  
Vice Chair, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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

\* Refer to section A on the attached Summary of Calculations.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**File Number: CEL-04265-21**

**A. Amount the Tenant must pay as the tenancy is terminated:**

| <b>Reasons for amount owing</b>   | <b>Period</b>                            | <b>Amount</b>      |
|---|--|--------------------|
| Arrears: (up to the termination date in the Notice of Termination)                                  | September 1, 2021 to<br>December 5, 2021 | \$4,378.77         |
| Plus compensation: (from the day after the termination date in the Notice to the date of the order) | December 6, 2021 to April 1,<br>2022     | \$7,692.75         |
| Amount owing to the Landlord on the order date: (total of previous boxes)                           |  | <b>\$12,071.52</b> |
| Additional costs the Tenant must pay to the Landlord:   |  | \$186.00           |
| <b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>                         |  | <b>\$12,257.52</b> |