



**AMENDED Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

Citation: Bhuiyan v Anderson, 2023 ONLTB 60368

Date: 2023-08-29

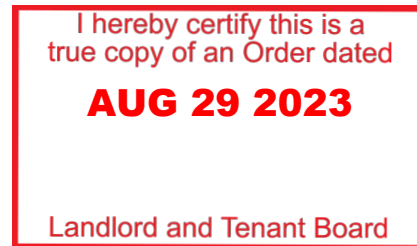
File Number: LTB-L-043590-22-AM

In the matter of: Main Floor, 14 Larkhall Ave
Scarborough ON M1J1V1

Between: Mohammad Shamsul Bhuiyan

And

Christal Anderson



Landlord

Tenant

This amended order is issued to correct a clerical error in the original order. The correction has been underlined for ease of reference.

Mohammad Shamsul Bhuiyan (the 'Landlord') applied for an order to terminate the tenancy and evict Christal Anderson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 1, 2023.

Only the Landlord attended the hearing.

As of 10:07 am, 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.

At the hearing the Landlord was made aware that his application contained errors. The Landlord was informed that he could adjourn the hearing to file an amended application and serve the amended application onto the Tenant. The Landlord wished to proceed with the hearing and the application filed August 4, 2022.

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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on February 25, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.

4. The lawful rent is \$2,625.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to the February 28, 2023 are \$25,450.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,620.00 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 terminated.
9. Interest on the rent deposit, in the amount of \$57.28 is owing to the Tenant for the period from October 5, 2021 to February 25, 2023.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 25, 2023, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$ 22,958.72. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before September 9, 2023, the Tenant will start to owe interest. This will be simple interest calculated from September 10, 2023 at 6.00% annually on the balance outstanding.

March 10, 2023

Date Issued

August 29, 2023

Date Amended



Nicole Huneault

Member, Landlord and Tenant Board

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 Tenant must pay as the tenancy is terminated.

Rent Owing To Move Out Date	<u>\$25,450.00</u>
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$2,620.00
Less the amount of the interest on the last month's rent deposit	- \$57.28
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	<u>\$22,958.72</u>