



**Order under Subsection 87(1)  
Residential Tenancies Act, 2006**

**Citation:** Khalil v Singh, 2023 ONLTB 80831

**Date:** 2023-12-13

**File Number:** LTB-L-052766-23

**In the matter of:** Basement-158 Sandy Street  
London, ON N5Z 5C7

**Between:** Ayesha Khalil

**And**

Iqbal Singh

I hereby certify this is a  
true copy of an Order dated  
**DEC 13 2023**  
Landlord and Tenant Board

Landlord

Tenant

Ayesha Khalil (the 'Landlord') applied for an order requiring Iqbal Singh (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on November 21, 2023.

The Landlord, the Landlord's agent Rashid Virk and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

**Determinations:**

*Preliminary Issue – Defective Notice*

1. As a preliminary issue, I had advised the parties that the Landlord failed to complete and file a certificate of service with respect to the Landlord's notice of termination.
2. Due to this issue, I had informed the parties that the Landlord's notice was defective. The Landlord opted to proceed with the hearing for arrears only pursuant to s. 87(1) of the *Residential Tenancies Act, 2006* (the 'Act').
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The Tenant did not pay the total rent they were required to pay for the period from June 1, 2023 to November 30, 2023.
5. The lawful rent is \$1,425.00. It is due on the 1st day of each month.
6. The Tenant has paid \$3,000.00 since the application was filed.
7. The rent arrears owing to November 30, 2023 are \$5,550.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**



1. The Tenant shall pay to the Landlord \$5,686.00. This amount includes rent arrears owing up to November 30, 2023 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before December 24, 2023, the Tenant will start to owe interest. This will be simple interest calculated from December 25, 2023 at 7.00% annually on the balance outstanding.

**December 13, 2023**  
**Date Issued**

  
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Jagger Benham  
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.