



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

**File Number:** TNL-25948-20

**In the matter of:** 204, 550 BIRCHMOUNT ROAD  
TORONTO ON M1K 0A4

**Between:** Medallion Corporation Landlord

**and**

Muhammad Nural Alam Khan Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Nural Alam Khan (the 'Tenant') for persistent late payment of rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by video hearing on April 22, 2021.

The Landlord, through the attendance of Landlord's Legal Representative Samuel Korman, attended the hearing. The Tenant attended the hearing.

**Determinations:**

1. The Tenant has persistently failed to pay the rent on the date it is due. In fact, this could be fairly described as an extreme case of persistent late payment.
2. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until July 15, 2021 pursuant to subsection 83(1)(b) of the Act.
3. There is an existing L1 application that deals with arrears of rent and compensation. The only appropriate remedy remaining for this application is the relief of termination and eviction, plus payment of the filing fee.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated, as of July 15, 2021. The Tenant must move out of the rental unit on or before July 15, 2021.
2. The Tenant shall pay to the Landlord \$190.00, being the filing fee incurred by the Landlord for this application.

3. If the Tenant does not pay the Landlord the filing fee on or before July 15, 2021, he will start to owe interest. This will be simple interest calculated from July 16, 2021 at 2.00% annually on the balance outstanding.
4. If the unit is not vacated on or before July 15, 2021, then starting July 16, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 16, 2021.



**June 7, 2021**  
**Date Issued**

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Donald MacVicar  
Member, Landlord and Tenant Board

Toronto North-RO  
47 Sheppard Avenue East, Suite 700, 7th Floor  
Toronto ON M2N 5X5

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 16, 2022, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

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