



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-48696-21

In the matter of: D, 527 SUNNYDALE PLACE
WATERLOO ON N2L4S9

Between: Global Properties Limited Landlord

and

Rashid Mohammed Tenant

Global Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Rashid Mohammed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 14, 2021. The Landlord's Legal Representative, Nathan Chang and the Tenant attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from June 1, 2018 to October 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective November 8, 2020.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$1,248.48.
4. The Landlord collected a rent deposit of \$1,200.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from January 1, 2020 to September 8, 2020.
6. The Tenant paid \$16,209.00 after the application was filed.
7. 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 December 15, 2021 pursuant to subsection 83(1)(b) of the Act. This will allow the Tenant and the Landlord's Legal Representative time to work out the outstanding rental arrears.

8. This order contains all of the reasons in this matter and no further reasons will be issued.

It is ordered that:

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **December 15, 2021**.
2. The Tenant shall pay to the Landlord **\$678.69***, which represents the amount of rent owing and compensation up to October 19, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord **\$41.05** per day for compensation for the use of the unit starting October 20, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord **\$186.00** for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing* on or before December 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from December 16, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before December 15, 2021, then starting December 16, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 December 16, 2021.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlord or to the Board in trust:
 - i) **\$2,566.96** if the payment is made on or before October 31, 2021, or
 - ii) **\$3,815.44** if the payment is made on or before November 30, 2021, or
 - iii) **\$5,063.92** if the payment is made on or before December 15, 2021**.If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if the Tenant pays the amount required under that subsection on or after December 16, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

October 19, 2021
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

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

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on June 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.

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

**Schedule 1
SUMMARY OF CALCULATIONS**

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A. Amount the Tenant must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	June 1, 2018 to September 8, 2020	\$1,439.61
Less the amount the Tenant paid to the Landlord		-\$16,209.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	September 9, 2020 to October 19, 2021	\$16,666.30
Less the rent deposit:		-\$1,200.00
Less the interest owing on the rent deposit:	January 1, 2020 to September 8, 2020	-\$18.22
Amount owing to the Landlord on the order date: (total of previous boxes)		\$678.69
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting October 20, 2021:		\$41.05 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$864.69, + \$41.05 per day starting October 20, 2021

B. Amount the Tenant must pay to void the eviction order and continue the tenancy:

1. If the payment is made on or before October 31, 2021:

Reasons for amount owing	Period	Amount
Arrears:	June 1, 2018 to October 31, 2021	\$18,589.96
Less the amount the Tenant paid to the Landlord:		-\$16,209.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before October 31, 2021	\$2,566.96

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2. If the payment is made after October 31, 2021 but on or before November 30, 2021:

Reasons for amount owing	Period	Amount
Arrears:	June 1, 2018 to November 30, 2021	\$19,838.44
Less the amount the Tenant paid to the Landlord:		-\$16,209.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before November 30, 2021	\$3,815.44

3. If the payment is made after November 30, 2021 but on or before December 15, 2021:

Reasons for amount owing	Period	Amount
Arrears:	June 1, 2018 to December 31, 2021	\$21,086.92
Less the amount the Tenant paid to the Landlord:		-\$16,209.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before December 15, 2021	\$5,063.92