



Order under Section 69 Residential Tenancies Act, 2006

Citation: Roshankar v Reid, 2022 ONLTB 12659

Date: 2022-11-18

File Number: LTB-L-045645-22

In the matter of: MAIN LEVEL - 1397 ALEXANDRA AVE
MISSISSAUGA ON L5E2A9

Between: Tozheg Roshankar

And

Shasteven Zakia Chynthia Reid

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

NOV 18, 2022

Landlord and Tenant Board

Landlord

Tenant

Tozheg Roshankar (the 'Landlord') applied for an order to terminate the tenancy and evict Shasteven Zakia Chynthia Reid (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on November 16, 2022.

The Landlord and the Tenant attended the hearing. The Landlord was accompanied by legal representative Bryan Rubin.

At the hearing, the parties consented to the following order.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before November 30, 2022.
2. This order is not voidable.
3. The Tenant owes the Landlord \$14,700.00 in rent arrears and \$28.00 in NSF charges.
4. The Tenant shall pay the Landlord \$186.00 for the application filing fee.
5. The Landlord is holding \$2,450.00 as a last month's rent deposit and owes the Tenant \$17.24 on this amount. The total amount the Landlord owes the Tenant is \$2467.24, which shall be deducted from the amount the Tenant owes the Landlord.
6. The Total amount the Tenant owes the Landlord is \$12,446.79.
7. If the Tenant does not pay the Landlord the full amount owing on or before November 30, 2022, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2022 at 3.00% annually on the balance outstanding.

8. If the unit is not vacated on or before November 30, 2022, then starting December 1, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 1, 2022.

November 18, 2022
Date Issued



Amber Neumann
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on June 1, 2023 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.