



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-07674-20

In the matter of: 1110, 2 ANNDALE DRIVE
TORONTO ON M2N0G2

Between: Farhana Nizar Juma Hirji Landlord

and

Raymond Zar (maryam Hospitality Corp) Tenant

Farhana Nizar Juma Hirji (the 'Landlord') applied for an order to terminate the tenancy and evict Raymond Zar (maryam Hospitality Corp) (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via videoconference on February 22, 2021.

Only the Landlord's Legal Representative Shalin Puri attended the hearing. As of 2:47 p.m. the Tenant was not present or represented at the hearing.

Determinations:

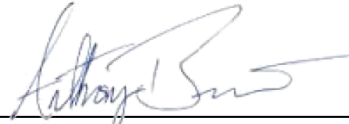
1. The Tenant has not paid the total rent the Tenant was required to pay for the period from March 1, 2020 to December 31, 2020. Because of the arrears, the Landlord served a Notice of Termination effective May 27, 2020.
2. The Tenant vacated the rental unit on June 28, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The monthly rent is \$3,200.00

It is ordered that:

1. The tenancy is terminated as of June 28, 2020, the date the Tenant gave vacant possession of the rental unit.
2. The Tenant shall pay to the Landlord \$12,800.00*, which represents the amount of rent owing and compensation up to June 28, 2020.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing* on or before June 1, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2021 at 3.00% annually on the balance outstanding.

May 21, 2021
Date Issued



Anthony Bruno
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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

* Refer to section A 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 owing to the Landlord up to the Termination date		\$12,800.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord as the tenancy is terminated:		\$12,986.00