



FEB 6, 2024

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

Citation: Raza v Lyatturai, 2024 ONLTB 8493

Date: 2024-02-06

File Number: LTB-L-011593-23

In the matter of: Main Level, 121 ROCKGARDEN TRAIL
BRAMPTON ON L6R3N2

Between: Ahsan Raza and Amal Iqbal Farooqui Landlord

And

Suwarna Lyatturai and Pushpakaran Lyatthurai Tenant

Ahsan Raza and Amal Iqbal Farooqui (the 'Landlord') applied for an order to terminate the tenancy and evict Suwarna Lyatturai and Pushpakaran Lyatthurai (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2024.

The Landlord and the Landlord's Legal Representative Shahbaz Vardag and the 1st named Tenant attended the hearing. The Tenant was supported by Victor Scantlebury.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,100.00. It is due on the 16th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 x 12, divided by 365 days.
5. The Tenant has paid \$4,386.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 15, 2024, are \$29,400.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,050.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

9. Interest on the rent deposit, in the amount of \$184.81 is owing to the Tenant for the period from July 15, 2018 to January 22, 2024.
10. The Tenant did not dispute the arrears that are owed.
11. I asked both parties for submissions on eviction. The Landlord requested the Board consider a standard 11-day eviction. The Tenant requested the Board consider a payment plan of \$200.00 per month towards the arrears plus her monthly rent until the arrears are satisfied. In the alternative if the Board was considering eviction, the Tenant requested to extend eviction for 6 months from the date the order is written.
12. It was made clear at the hearing, that the Board would be terminating the tenancy and evicting the Tenant, however I did not consider the time to allow the Tenant to vacate the rental unit and wanted to reflect on her submissions. The Tenant stated she has a special needs child, who is 6 years old, and she has primary custody of the child. She is currently dealing with a divorce and is working fulltime. When I examine the payment plan proposed by the Tenant, she wished to pay the monthly rent and \$200.00 towards the outstanding arrears. It would take the Tenant 11 years and 4 months to pay off the arrears, this is prejudicial to the Landlord. It appears the Tenant can no longer sustain to live in the rental unit.
13. 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 March 6, 2024 pursuant to subsection 83(1)(b) of the Act.
14. The Landlord requested to withdraw their L2/N5 application, I consented to the request.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$29,400.00 if the payment is made on or before February 15, 2024. See Schedule 1 for the calculation of the amount owing.

OR

 - \$31,500.00 if the payment is made on or before March 6, 2024. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 6, 2024 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 6, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$25,548.47. This amount includes rent arrears owing up to the date of the hearing and the cost of filing

the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

6. The Tenant shall also pay the Landlord compensation of \$69.04 per day for the use of the unit starting January 23, 2024 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 17, 2024, the Tenant will start to owe interest. This will be simple interest calculated from February 18, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 6, 2024, then starting March 7, 2024, 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 March 7, 2024.

February 6, 2024
Date Issued



Anthony Bruno
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 September 7, 2024 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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 15, 2024

Rent Owing To February 15, 2024	\$33,600.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,386.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an{abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$29,400.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 6, 2024

Rent Owing To March 15, 2024	\$35,700.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,386.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an{abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$31,500.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$31,983.28
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,386.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$2,050.00
Less the amount of the interest on the last month's rent deposit	- \$184.81
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00

Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$25,548.47
Plus daily compensation owing for each day of occupation starting January 23, 2024	\$69.04 (per day)