



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

**File Number:** TNL-31379-21

**In the matter of:** 51 ISAAC MURRAY AVENUE  
MAPLE ON L6A2S6

**Between:** Muhammad Syed Landlord

**and**

Muhammad Mahmud Tenants  
Saima Jabeen

Muhammad Syed (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Mahmud and Saima Jabeen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 19, 2021. Only the Landlord attended the hearing. As of 3:00 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. The Landlord confirmed that the parties both celebrate a religious holiday which does not commence until this evening so that both parties are able to participate during this scheduled hearing.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from February 1, 2021 to July 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective February 22, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$2,000.00.
4. The Tenants have made no payments since the application was filed.
5. The Landlord collected a rent deposit of \$2,000.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from May 16, 2019 to February 22, 2021.
7. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

**It is ordered that:**

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 27, 2021.
2. The Tenants shall pay to the Landlord \$10,907.17\*, which represents the amount of rent owing and compensation up to August 16, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$65.75 per day for compensation for the use of the unit starting August 17, 2021 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing\* on or before August 27, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 28, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before August 27, 2021, then starting August 28, 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 August 28, 2021.
8. If, on or before August 27, 2021, the Tenants pay the amount of \$14,186.00\*\* to the Landlord or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated and the Tenants could remain in the unit. If this payment is not made in full and on time, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenants may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after August 28, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

**August 16, 2021**  
**Date Issued**

Toronto North-RO  
47 Sheppard Avenue East, Suite 700, 7th Floor  
Toronto ON M2N5X5



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Alex Brkic  
Member, Landlord and Tenant Board

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 February 28, 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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2021 CanLII 121195 (ON LTB)

**A. Amount the Tenants must pay if the tenancy is terminated:**

| Reasons for amount owing  | Period                                | Amount   |
|---|---------------------------------------|--|
| Arrears: (up to the termination date in the Notice of Termination)                                  | February 1, 2021 to February 22, 2021 | \$1,446.58   |
| Plus compensation: (from the day after the termination date in the Notice to the date of the order) | February 23, 2021 to August 16, 2021  | \$11,506.25  |
| Less the rent deposit:  |                                       | -\$2,000.00  |
| Less the interest owing on the rent deposit:  | May 16, 2019 to February 22, 2021     | -\$45.66   |
| Amount owing to the Landlord on the order date: (total of previous boxes)                           |                                       | <b>\$10,907.17</b>   |
| Additional costs the Tenants must pay to the Landlord:  |                                       | \$186.00   |
| Plus daily compensation owing for each day of occupation starting August 17, 2021:                  |                                       | \$65.75 (per day)  |
| <b>Total the Tenants must pay the Landlord if the tenancy is terminated:</b>                        |                                       | <b>\$11,093.17, +<br/>\$65.75 per day<br/>starting August 17,<br/>2021</b> |

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

| Reasons for amount owing                                   | Period                              | Amount             |
|--|-------------------------------------|--------------------|
| Arrears:   | February 1, 2021 to August 31, 2021 | \$14,000.00        |
| Additional costs the Tenants must pay to the Landlord:     |                                     | \$186.00           |
| <b>Total the Tenants must pay to continue the tenancy:</b> | On or before August 27, 2021        | <b>\$14,186.00</b> |