



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

**File Number:** CEL-96894-20

**In the matter of:** 420, 1290 RATHBURN RD WEST  
MISSISSAUGA ON L5C 4E4

**Between:** Peel Housing Corporation Landlord  
  
**and**  
  
Jeela Zemari Tenants  
Zalmi Zemari

Peel Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Zalmi Zemari and Jeela Zemari (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 31, 2021. The Landlord's Agent, Sophia Dixon attended the hearing. As of 2:26 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from September 1, 2020 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective September 30, 2020.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$1,346.00.
4. The Landlord collected a rent deposit of \$1,349.76 from the Tenants and this deposit is still being held by the Landlord. Interest on the deposit has been paid to December 31, 2020.
5. The Tenants paid \$7,442.00 after the application was filed.
6. The Landlord's agent advised that the Landlord is seeking a standard order, but she will be working with this Tenant after the order is issued for it to be paid off over a five-month term.

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.
8. It should be noted that this order does not reflect any payments that may have been made by the Tenant after the hearing date.

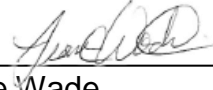
**It is ordered that:**

1. Unless the Tenants void 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 July 9, 2021.
2. The Tenants shall pay to the Landlord \$3,673.88\*, which represents the amount of rent owing and compensation up to June 28, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$44.25 per day for compensation for the use of the unit starting June 29, 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 July 9, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 10, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 9, 2021, then starting July 10, 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 July 10, 2021.
8. If the Tenants wish to void this order and continue the tenancy, the Tenants must pay to the Landlord or to the Board in trust:
  - i) \$5,339.00 if the payment is made on or before June 30, 2021, or
  - ii) \$6,685.00 if the payment is made on or before July 9, 2021\*\*.If the Tenants do 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 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 July 10, 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.

**June 28, 2021**

**Date Issued**



\_\_\_\_\_  
Diane Wade

Member, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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 January 10, 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 Tenants must pay if the tenancy is terminated:**

| <b>Reasons for amount owing</b>   | <b>Period</b>                          | <b>Amount</b>   |
|---|--|---|
| Arrears:  | September 1, 2020 to December 30, 2020 | \$4,500.56  |
| Less the amount the Tenants paid to the Landlord  |  | -\$7,442.00   |
| Plus compensation: (from the day after the termination date in the Notice to the date of the order) | December 31, 2020 to June 28, 2021     | \$7,965.00  |
| Less the rent deposit:  |  | -\$1,349.76   |
| Amount owing to the Landlord on the order date: (total of previous boxes)                           |  | <b>\$3,673.88</b>   |
| Additional costs the Tenants must pay to the Landlord:  |  | \$186.00  |
| Plus daily compensation owing for each day of occupation starting June 29, 2021:                    |  | \$44.25 (per day)   |
| <b>Total the Tenants must pay the Landlord if the tenancy is terminated:</b>                        |  | <b>\$3,859.88, + \$44.25 per day starting June 29, 2021</b> |

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

**1. If the payment is made on or before June 30, 2021:**

| <b>Reasons for amount owing</b>                            | <b>Period</b>                      | <b>Amount</b>     |
|--|------------------------------------|-------------------|
| Arrears:   | September 1, 2020 to June 30, 2021 | \$12,595.00       |
| Less the amount the Tenants paid to the Landlord:          |                                    | -\$7,442.00       |
| 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 June 30, 2021         | <b>\$5,339.00</b> |

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2. If the payment is made after June 30, 2021 but on or before July 9, 2021:

| Reasons for amount owing                                   | Period                             | Amount      |
|--|------------------------------------|-------------|
| Arrears:   | September 1, 2020 to July 31, 2021 | \$13,941.00 |
| Less the amount the Tenants paid to the Landlord:          |                                    | -\$7,442.00 |
| 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 July 9, 2021          | \$6,685.00  |