



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

**File Number:** SWL-38123-19

**In the matter of:** 1603 VANDUSEN COURT  
LONDON ON N5X4R8

**Between:** Shaikh Zaki Tariq Landlords

**and**

Sofia Saeed Tenant

Shaikh Zaki Tariq (the 'Landlord') applied for an order to terminate the tenancy and evict Sofia Saeed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed administration charges related to NSF cheques.

This application was heard by video conference on June 10, 2021 at 9:00 a.m. The Landlord Shaikh Zaki Tariq and the Landlord's Legal Representative Robert Rose attended the hearing. As of 9:28 a.m., neither the Tenant nor the Landlord JDN Property Management Inc. were present or represented at the hearing although properly served with notice of this hearing by the Board.

**Preliminary Matter:**

The Landlord's Legal Representative requested consent of the Board to remove JDN Property Management Inc. as a party to the application. The Landlord's Legal Representative provided the Board with correspondence from JDN Property Management Inc. consenting to their removal. Pursuant to section 200(1) of the Act, I approved the amendment of the application to remove JDN Property Management Inc. as party to the application.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from August 1, 2019 to June 30, 2021. Because of the arrears, the Landlords served a Notice of Termination effective November 14, 2019.
2. The Tenant vacated the rental unit on September 30, 2020. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful monthly rent was \$2,300.00.
4. The Landlord incurred charges of \$20.00 for administration charges related to cheques tendered by or on behalf of the Tenant, which were returned NSF.

5. The Landlord collected a rent deposit of \$2,300.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenant for the period from August 1, 2019 to November 14, 2019.
6. The Tenant paid \$9,543.00 after the application was filed.

**It is ordered that:**

1. The tenancy is terminated as of September 30, 2020, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$16,094.38\*, which represents the amount of rent owing and compensation up to September 30, 2020 and the total charges related to a NSF cheque tendered to the Landlord by or on behalf of the Tenant, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$175.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing\* on or before June 28, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 29, 2021 at 2.00% annually on the balance outstanding.



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Nicola Mulima  
Member, Landlord and Tenant Board

**June 17, 2021**  
**Date Issued**

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6

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 as the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	August 1, 2019 to September 30, 2020	\$27,969.40
Less the amount the Tenant paid to the Landlord		-\$9,543.00
Less the rent deposit:		-\$2,300.00
Less the interest owing on the rent deposit:	August 1, 2019 to November 14, 2019	-\$12.02
Administration charges related to NSF cheque charges:		\$20.00
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$16,094.38</b>
Additional costs the Tenant must pay to the Landlord:		\$175.00
<b>Total the Tenant must pay the Landlord as the tenancy is terminated:</b>		<b>\$16,264.38</b>

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