



Order under Section 69
Residential Tenancies Act, 2006

File Number: SWL-47085-20

In the matter of: 427, 349 WHARNCLIFFE ROAD N.
LONDON ON N6G2V3

Between: London & Middlesex Community Housing

Landlord

and

Abdalla Osman

Tenant

London & Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Abdalla Osman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by video conference on June 10, 2021.

The Landlord's Legal Representative, C. Aboussafy, and the Tenant attended the hearing.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from February 1, 2020 to June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 7, 2020.
2. The Tenant is in possession of the rental unit.
3. The Tenant paid \$960.00 after the application was filed.
4. The Landlord collected a rent deposit of \$224.00 from the Tenant and this deposit is still being held by the Landlord.
5. The parties agree that the amount outstanding to June 30, 2021, inclusive of rent arrears (\$8,735.97) and costs (\$186.00), is \$8,921.97.
6. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$8,921.97, which represents the arrears of rent (\$8,735.97) and costs (\$186.00) outstanding for the period ending June 30, 2021.
2. The Landlord’s application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
July 1, 2021	\$300.00 (costs and arrears)
August 1, 2021	\$300.00 (arrears)
September 1, 2021	\$300.00 (arrears)
October 1, 2021	\$300.00 (arrears)
November 1, 2021	\$300.00 (arrears)
December 1, 2021	\$300.00 (arrears)
January 1, 2022	\$300.00 (arrears)
February 1, 2022	\$300.00 (arrears)
March 1, 2022	\$300.00 (arrears)
April 1, 2022	\$300.00 (arrears)
May 1, 2022	\$300.00 (arrears)
June 1, 2022	\$300.00 (arrears)
July 1, 2022	\$300.00 (arrears)
August 1, 2022	\$300.00 (arrears)
September 1, 2022	\$300.00 (arrears)
October 1, 2022	\$300.00 (arrears)

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November 1, 2022	\$300.00 (arrears)
December 1, 2022	\$300.00 (arrears)
January 1, 2023	\$300.00 (arrears)
February 1, 2023	\$300.00 (arrears)
March 1, 2023	\$300.00 (arrears)
April 1, 2023	\$300.00 (arrears)
May 1, 2023	\$300.00 (arrears)
June 1, 2023	\$300.00 (arrears)
July 1, 2023	\$300.00 (arrears)
August 1, 2023	\$300.00 (arrears)
September 1, 2023	\$300.00 (arrears)
October 1, 2023	\$300.00 (arrears)
November 1, 2023	\$300.00 (arrears)
December 1, 2023	\$221.97 (arrears)

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- (b) The Tenant shall also pay the Landlord the rent for the months of July 2021 up to and including December 2023 in full, on or before the first day of each corresponding month.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.

(b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.



Alex Brkic
Member, Landlord and Tenant Board

July 8, 2021
Date Issued

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