



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

**File Number:** TNL-29027-20

**In the matter of:** 5, 83 CLEARVIEW HEIGHTS  
YORK ON M6M2A3

**Between:** Gurpal Singh Landlord

**and**

Ahmed Abdalla Tenant

Gurpal Singh (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmed Abdalla (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via videoconference on May 31, 2021 at 1:00 p.m.

Only the Landlord, represented by Harjit Dubb, attended the hearing. The Tenant was not present or represented at the hearing though being properly served with the Notice of Hearing by the Board.

The hearing proceeded without the Tenants at 1:50 p.m.

**Determinations:**

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from April 1, 2019 to May 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 30, 2020.
2. The Tenant was in possession of the rental unit when the application was filed.
3. The monthly rent is \$865.00
4. The Tenant paid \$4,050.00 after the application was filed.
5. As of the hearing date, the Tenant owed the Landlord, \$4,756.00 including arrears of rent to May 31, 2021 and the application fee of \$186.00. Since the hearing, another three rental periods have begun, and three more month's rent have become due. Therefore, the amount in this order includes June 2021, July 2021 and August 2021's rent. If the

Tenant has paid the Landlord June 2021, July 2021, and August 2021's rent, and /or made any payments to the Landlord since the hearing, the Landlord shall deduct those payments from the amount owing in this order.

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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenants did not attend the hearing to present evidence or submissions in support of granting relief from eviction and no circumstances were disclosed at the hearing or appeared in the Board file.

**It is ordered that:**

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 3, 2021.
2. The Tenant shall pay to the Landlord \$6,949.83\*, which represents the amount of rent owing and compensation up to August 23, 2021.
3. The Tenant shall also pay to the Landlord \$28.44 per day for compensation for the use of the unit starting August 24, 2021 to the date the Tenant moves out of the unit.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing\* on or before September 3, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 4, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before September 3, 2021, then starting September 4, 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 September 4, 2021.
8. If the Tenant wishes to void this order and continue the tenancy, the Tenant must pay to the Landlord or to the Board in trust:

i) \$7,351.00 if the payment is made on or before August 31, 2021,

or

ii) \$8,216.00 if the payment is made on or before September 3, 2021\*\*.

If the Tenant does 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 Tenant 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 September 4, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

**August 23, 2021**

**Date Issued**



Peter Pavlovic

Member, Landlord and Tenant Board

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

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 March 4, 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**

File Number: TNL-29027-20

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	April 1, 2019 to October 30, 2020	\$2,553.15
Less the amount the Tenant paid to the Landlord		-\$4,050.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 31, 2020 to August 23, 2021	\$8,446.68
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$6,949.83</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting August 24, 2021:		\$28.44 (per day)
<b>Total the Tenant must pay the Landlord if the tenancy is terminated:</b>		<b>\$7,135.83, + \$28.44 per day starting August 24, 2021</b>

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

**1. If the payment is made on or before August 31, 2021:**

Reasons for amount owing	Period	Amount
Arrears:	April 1, 2019 to August 31, 2021	\$11,215.00
Less the amount the Tenant paid to the Landlord:		-\$4,050.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay to continue the tenancy:</b>	On or before August 31, 2021	<b>\$7,351.00</b>

**2. If the payment is made after August 31, 2021 but on or before September 3, 2021:**

Reasons for amount owing	Period	Amount
Arrears:	April 1, 2019 to September 30, 2021	\$12,080.00
Less the amount the Tenant paid to the Landlord:		-\$4,050.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
<b>Total the Tenant must pay to continue the tenancy:</b>	On or before September 3, 2021	<b>\$8,216.00</b>