



Order under Section 69
Residential Tenancies Act, 2006

File Number: TNL-32829-21

In the matter of: 1706, 2099 LAWRENCE AVENUE W
TORONTO ON M9N1H9

Between: Margoma Holdings Landlord

and

Hussein Said Tenant

Margoma Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Hussein Said (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

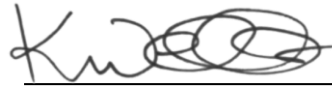
This application was heard by videoconference on September 3, 2021. Only the Landlord's Legal Representative, Bryan Rubin, attended the hearing. As of 11:06 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from May 1, 2021 to September 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective May 28, 2021.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$1,338.08.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenant paid \$3,795.00 after the application was filed.
6. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (the 'Act'), 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 the Landlord did attempt to negotiate repayment of the arrears of rent. In making this finding I considered the Landlord's Legal Representative's submissions that the Landlord reached out to the Tenant in writing with respect to the arrears. The Tenant made some payments but has not paid the total amount owing to the Landlord. As the Tenant did not attend and no other circumstances were presented to me, I 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 Tenant is terminated. The Tenant must move out of the rental unit on or before October 15, 2021.
2. The Tenant shall pay to the Landlord \$1,933.09*, which represents the amount of rent owing and compensation up to October 4, 2021.
3. The Tenant shall also pay to the Landlord \$43.99 per day for compensation for the use of the unit starting October 5, 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 October 15, 2021, the Tenant will start to owe interest. This will be simple interest calculated from October 16, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before October 15, 2021, then starting October 16, 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 October 16, 2021.
8. If, on or before October 15, 2021, the Tenant pays the amount of \$3,241.09** 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 Tenant 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 amount to continue the tenancy set out in paragraph 8 above includes rent that has come due since the date of the hearing. The Landlord must apply payments made by the Tenant since the hearing against the amount owing.
10. 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 October 16, 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.



Kathleen Wells
Member, Landlord and Tenant Board

October 4, 2021
Date Issued

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 April 16, 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 135597 (ON LTB)

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)	May 1, 2021 to May 28, 2021	\$53.38
Less the amount the Tenant paid to the Landlord		-\$3,795.00
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	May 29, 2021 to October 4, 2021	\$5,674.71
Amount owing to the Landlord on the order date:(total of previous boxes)		\$1,933.09
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting October 5, 2021:		\$43.99 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$2,119.09, + \$43.99 per day starting October 5, 2021

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

Reasons for amount owing	Period	Amount
Arrears:	May 1, 2021 to October 31, 2021	\$6,850.09
Less the amount the Tenant paid to the Landlord		-\$3,795.00
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before October 15, 2021	\$3,241.09