



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

**File Number:** TEL-16275-21

**In the matter of:** 1104, 273 PHARMACY AVENUE  
TORONTO ON M1L3E9

**Between:** Homestead Land Holdings Limited Landlord

**and**

Mustafizur Rahman Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Mustafizur Rahman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 4, 2021. Only the Landlord's Legal Representative, Andrew Hyland, attended the hearing. As of 11:43 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, 2020 to August 31, 2021. Because of the arrears, the Landlord served a Notice of Termination effective March 24, 2020.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$1,404.53
4. The Landlord collected a rent deposit of \$1,400.37 from the Tenant and this deposit is still being held by the Landlord.
5. The Tenant paid \$4,200.06 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* (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.

**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 5, 2021.
2. The Tenant shall pay to the Landlord \$18,112.21\*, which represents the amount of rent owing and compensation up to August 25, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord \$46.18 per day for compensation for the use of the unit starting August 26, 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 5, 2021, the Tenant will start to owe interest. This will be simple interest calculated from September 6, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before September 5, 2021, then starting September 6, 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 6, 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) \$17,095.41 if the payment is made on or before August 31, 2021, or
  - ii) \$18,499.94 if the payment is made on or before September 5, 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 6, 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 25, 2021**  
**Date Issued**

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Renee Lang  
Member, Landlord and Tenant Board

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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 6, 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 120329 (ON LTB)

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

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	May 1, 2020 to March 24, 2020	-\$254.78
Less the amount the Tenant paid to the Landlord		-\$4,200.06
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	March 25, 2020 to August 25, 2021	\$23,967.42
Less the rent deposit:		-\$1,400.37
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$18,112.21</b>
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting August 26, 2021:		\$46.18 (per day)
<b>Total the Tenant must pay the Landlord if the tenancy is terminated:</b>		<b>\$18,298.21, + \$46.18 per day starting August 26, 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:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	May 1, 2020 to August 31, 2021	\$21,109.47
Less the amount the Tenant paid to the Landlord:		-\$4,200.06
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>\$17,095.41</b>

2. If the payment is made after August 31, 2021 but on or before September 5, 2021:

Reasons for amount owing	Period	Amount
Arrears:	May 1, 2020 to September 30, 2021	\$22,514.00
Less the amount the Tenant paid to the Landlord:		-\$4,200.06
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 5, 2021	<b>\$18,499.94</b>