



Order under Section 69
Residential Tenancies Act, 2006

File Number: HOL-08584-20

In the matter of: 1207, 140 MAIN STREET W
HAMILTON ON L8P0B8

Between: BCIMC Realty Corporation

Landlord

and

Rami Miqdad

Tenant

BCIMC Realty Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Rami Miqdad (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 3, 2021 beginning at 9:00 a.m.

Only the Landlords' Legal Representative, Martin Zarnett, attended the hearing. As of 12:48 p.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 June 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective September 30, 2020.
2. The Tenant is in possession of the rental unit.
3. The lawful monthly rent is \$1,558.74.
4. The Tenant has not paid any rent since the application was filed.
5. The arrears of rent owing for the period ending June 30, 2021 total \$19,070.66.
6. The Landlord incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,554.04 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 January 1, 2020 to September 30, 2020.

8. 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.
9. This order contains all of the reasons in this matter and no further reasons will be issued.

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 June 21, 2021.
2. The Tenant shall pay to the Landlord **\$17,706.45***, which represents the amount of rent owing and compensation up to June 10, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenant shall also pay to the Landlord **\$51.25** per day for compensation for the use of the unit starting June 11, 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 June 21, 2021, the Tenant will start to owe interest. This will be simple interest calculated from June 22, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 21, 2021, then starting June 22, 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 June 22, 2021.
8. If, on or before June 21, 2021, the Tenant pays the amount of **\$19,256.66**** 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 Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if the Tenant pays the amount required under that subsection on or after June 22, 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.

June 10, 2021
Date Issued

Michael Di Salle
Michael Di Salle
Member, Landlord and Tenant Board

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5

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 December 22, 2021 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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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, 2020 to September 30, 2020	\$6,600.74
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 1, 2020 to June 10, 2021	\$12,685.42
Less the rent deposit:		-\$1,554.04
Less the interest owing on the rent deposit:	January 1, 2020 to September 30, 2020	-\$25.67
Amount owing to the Landlord on the order date: (total of previous boxes)		\$17,706.45
Additional costs the Tenant must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting June 11, 2021:		\$51.25 (per day)
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$17,892.45, + \$50.14 per day starting June 11, 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, 2020 to June 30, 2021	\$19,070.66
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay to continue the tenancy:	On or before June 21, 2021	\$19,256.66

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