



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

**File Number:** CEL-00641-21

**In the matter of:** 304, 1050 STANTON DRIVE  
MISSISSAUGA ON L5C2T7

**Between:** Syed Hassan Landlords  
Sheeba Munawar

**and**

Aleksandra M. Kedzia Tenants  
Stephen Brolund  
Tristan Niall Brolund

Syed Hassan and Sheeba Munawar (the 'Landlords') applied for an order to terminate the tenancy and evict Tristan Niall Brolund, Aleksandra M. Kedzia and Stephen Brolund (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 30, 2021. The Landlord Syed Hassan attended the hearing. The Tenant Stephen Brolund attended the videoconference but left before the hearing commenced. As of 11:34 a.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the Board.

**Determinations:**


1. The Tenants have not paid the total rent the Tenants were required to pay for the period from November 1, 2020 to July 31, 2021. Because of the arrears, the Landlords served a Notice of Termination effective January 31, 2021.
2. The Tenants are in possession of the rental unit.
3. The lawful monthly rent is \$2,100.00.
4. The Landlord is not holding a last month's rent deposit.
5. The Tenants have made no payments since the application was filed.
6. The Landlord has attempted to resolve this application by sending regular text messages to the Tenants, but no agreement has been reached between the parties.

7. I have considered all of the disclosed circumstances in accordance with section 83 of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of the COVID-19 pandemic on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenants, 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 Tenants void the order as set out below, the tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 10, 2021.
2. The Tenants shall pay to the Landlords \$10,068.44\*, which represents the amount of rent owing and compensation up to August 30, 2021.
3. The Tenants shall also pay to the Landlords \$69.04 per day for compensation for the use of the unit starting August 31, 2021 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlords the full amount owing\* on or before September 10, 2021, the Tenants will start to owe interest. This will be simple interest calculated from September 11, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before September 10, 2021, then starting September 11, 2021, the Landlords 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 Landlords, on or after September 11, 2021.
8. If the Tenants wish to void this order and continue the tenancy, the Tenants must pay to the Landlords or to the Board in trust:
  - i) \$10,787.00 if the payment is made on or before August 31, 2021, or
  - ii) \$12,887.00 if the payment is made on or before September 10, 2021\*\*.If the Tenants do not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenants 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 11, 2021 but before the Sheriff gives vacant possession to the Landlords. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlords.

**August 30, 2021**  
**Date Issued**

  
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Arnab Quadry  
Member, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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 11, 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 113746 (ON LTB)

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

Reasons for amount owing	Period	Amount
Arrears:	November 1, 2020 to January 30, 2021	\$2,430.96
Plus compensation:	January 31, 2021 to August 30, 2021	\$7,637.48
Amount owing to the Landlords on the order date:(total of previous boxes)		<b>\$10,068.44</b>
Additional costs the Tenants must pay to the Landlords:		\$186.00
Plus daily compensation owing for each day of occupation starting August 31, 2021:		\$69.04 (per day)
<b>Total the Tenants must pay the Landlords if the tenancy is terminated:</b>		<b>\$10,254.44, + \$69.04 per day starting August 31, 2021</b>

**B. Amount the Tenants 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:	November 1, 2020 to August 31, 2021	\$10,601.00
Additional costs the Tenants must pay to the Landlords:		\$186.00
<b>Total the Tenants must pay to continue the tenancy:</b>	On or before August 31, 2021	\$10,787.00

**2. If the payment is made after August 31, 2021 but on or before September 10, 2021:**

Reasons for amount owing	Period	Amount
Arrears:	November 1, 2020 to September 30, 2021	\$12,701.00
Additional costs the Tenants must pay to the Landlords:		\$186.00
<b>Total the Tenants must pay to continue the tenancy:</b>	On or before September 10, 2021	\$12,887.00