



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

**File Number:** CEL-96431-20

**In the matter of:** 502, 2250 HOMELANDS DRIVE  
MISSISSAUGA ON L5K1G8

**Between:** Imh Pool Viii Landlord

**and**

Ali Juha Tenants  
Ghada Hijazi

Imh Pool Viii (the 'Landlord') applied for an order to terminate the tenancy and evict Ghada Hijazi and Ali Juha (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard via videoconference on April 26, 2021 at 9:00 a.m.

The Landlord, represented by Matt Anderson, a licensed Paralegal, and the Tenant, Ghada Hijazi, attended the hearing.

**Determinations:**

1. At the hearing it was submitted that Ali Juha had moved out of the rental unit on August 1, 2020 and that his name should be removed from the application and Tenant records. The Board agreed to this request.
2. The Tenants have not paid the total rent the Tenants were required to pay for the period from August 1, 2020 to April 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective September 30, 2020.
3. The Tenant was in possession of the rental unit when the application was filed.
4. The monthly rent is \$1,625.09
5. The Landlord collected a rent deposit of \$1,611.30 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from January 1, 2020 to September 30, 2020.
7. The Tenants paid \$21.19 after the application was filed.

8. As of the hearing date, the Tenant owed the Landlord, \$14,790.62 including arrears of rent to April 30, 2021 (\$14,604.62) and the application fee of \$186.00. Since the hearing, another four rental periods have begun, and four more month's rent have become due. Therefore, the amount in this order includes May 2021, June 2021, July 2021 and August 2021's rent. If the Tenant has paid the Landlord May 2021, 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.
9. 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. Although the Tenant did not attend the hearing the Tenant did not present any compelling 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 Tenants is terminated. The Tenants must move out of the rental unit on or before August 27, 2021.
2. The Tenants shall pay to the Landlord \$20,313.77\*, which represents the amount of rent owing and compensation up to August 16, 2021, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$53.43 per day for compensation for the use of the unit starting August 17, 2021 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing\* on or before August 27, 2021, the Tenants will start to owe interest. This will be simple interest calculated from August 28, 2021 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before August 27, 2021, then starting August 28, 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 August 28, 2021.
8. If, on or before August 27, 2021, the Tenants pay the amount of \$21,290.98\*\* 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 Tenants 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 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 August 28, 2021 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

**August 16, 2021**  
**Date Issued**



Peter Pavlovic  
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 February 28, 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: CEL-96431-20**

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

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	August 1, 2020 to September 30, 2020	\$4,875.27
Less the amount the Tenants paid to the Landlord		-\$21.19
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 1, 2020 to August 16, 2021	\$17,097.60
Less the rent deposit:		-\$1,611.30
Less the interest owing on the rent deposit:	January 1, 2020 to September 30, 2020	-\$26.61
Amount owing to the Landlord on the order date: (total of previous boxes)		<b>\$20,313.77</b>
Additional costs the Tenants must pay to the Landlord:		\$186.00
Plus daily compensation owing for each day of occupation starting August 17, 2021:		\$53.43 (per day)
<b>Total the Tenants must pay the Landlord if the tenancy is terminated:</b>		<b>\$20,499.77, + \$53.43 per day starting August 17, 2021</b>

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

Reasons for amount owing	Period	Amount
Arrears:	August 1, 2020 to August 31, 2021	\$21,126.17
Less the amount the Tenants paid to the Landlord		-\$21.19
Additional costs the Tenants must pay to the Landlord:		\$186.00
<b>Total the Tenants must pay to continue the tenancy:</b>	On or before August 27, 2021	<b>\$21,290.98</b>

2021 CanLII 114750 (ON LTB)