



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

Citation: Akhizaei v Mitchell, 2023 ONLTB 65402

Date: 2023-10-03


File Number: LTB-L-053603-22

In the matter of: 71 ARBOUR GLEN CRES
LONDON ON N5Y1Z9

Between: Amina Akhizaei

And

Sandy Mitchell

I hereby certify this is a
true copy of an Order dated
OCT 3, 2023

Landlord and Tenant Board

Landlord

Tenant

Amina Akhizaei (the 'Landlord') applied for an order to terminate the tenancy and evict Sandy Mitchell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Amina Akhizaei (the 'Landlord') also applied for an order to terminate the tenancy and evict Sandy Mitchell (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

Amina Akhizaei (the 'Landlord') also applied for an order requiring Sandy Mitchell (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on September 21, 2023.

Only the Landlord Amina Akhizaei attended the hearing.

As of 9:43 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. Since the Tenant did not attend and the Landlord was prepared to proceed, the matter proceeded by way of an uncontested hearing pursuant to section 7 of the *Statutory Powers Procedure Act*, R.S.O. 1990.

Determinations:

L1 Application

1. At the hearing the Landlord relied on oral submissions and referred to documents to support their application.
2. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.

3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant vacated the rental unit on August 15, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
5. The lawful rent was \$1,800.00. It was due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to August 15, 2023 are \$33,887.70.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,800.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$92.37 is owing to the Tenant for the period from January 19, 2021 to August 15, 2023.


L2 application

11. At the hearing, the Landlord requested the consent of the Board to withdraw their L2 application. Pursuant to section 200(4) of the Residential Tenancies Act, 2006 (the Act), I consented to the request.

It is ordered that:

1. The Landlord's L2 application is dismissed.
2. The tenancy between the Landlord and the Tenant is terminated as of August 15, 2023, the date the Tenant moved out of the rental unit
3. The Tenant shall pay to the Landlord \$32,181.33. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. If the Tenant does not pay the Landlord the full amount owing on or before October 14, 2023, the Tenant will start to owe interest. This will be simple interest calculated from October 15, 2023 at 7.00% annually on the balance outstanding.

October 3, 2023
Date Issued



John Cashmore
Member, Landlord and Tenant Board

15 Grosvenor St, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$33,887.70
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,800.00
Less the amount of the interest on the last month's rent deposit	- \$92.37
Total amount owing to the Landlord	\$32,181.33