



Order under Section 69 Residential Tenancies Act, 2006

Citation: TORONTO COMMUNITY HOUSING CORP v Elmi, 2024 ONLTB 25215

Date: 2024-04-16

File Number: LTB-L-087343-23

In the matter of: 1011, 2 BRAHMS AVE
Toronto ON M2H1H1

Between: TORONTO COMMUNITY HOUSING CORP Landlord

And

Nashar Elmi Tenant

TORONTO COMMUNITY HOUSING CORP (the 'Landlord') applied for an order to terminate the tenancy and evict Nashar Elmi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 28, 2024.

The Landlord's agent, Dale Maingot, and the Tenant's son, Samater Yusuf ("SF"), attended the hearing.

Preliminary issues:

1. SF requested an adjournment for the Tenant because she was out of the country dealing with a family emergency and could not attend the hearing. SF confirmed that the Tenant had received the notice of hearing. SF also said that the Tenant had been out of the country for seven to eight months.
2. The Landlord opposed the adjournment request as the arrears the Tenant owes are substantial and an adjournment would prejudice the Landlord.
3. I agreed with the Landlord and denied the adjournment request as the Tenant was aware of the hearing and should have sent someone to represent her - she was given the notice of hearing on November 25, 2023.
4. The Landlord also raised concerns regarding SF representing the Tenant as he does not have the Tenant's written authorization to represent them.
5. Since SF was unable to produce any written authorization from the Tenant stating that he was acting as an agent for her, the matter was heard uncontested. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,011.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$66.12. This amount is calculated as follows: \$2,011.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2024 are \$15,874.50.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), 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. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$18,071.50 if the payment is made on or before April 27, 2024. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 27, 2024 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 27, 2024.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$15,900.86. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$66.12 per day for the use of the unit starting March 29, 2024 until the date the Tenant moves out of the unit.

7. If the Tenant does not pay the Landlord the full amount owing on or before April 27, 2024, the Tenant will start to owe interest. This will be simple interest calculated from April 28, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 27, 2024, then starting April 28, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 April 28, 2024.

April 16, 2024

Date Issued

Vishal Nanda

Member, Landlord and Tenant Board

15 Grosvenor Street, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 28, 2024 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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 27, 2024

Rent Owing To April 30, 2024	\$17,885.50
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$18,071.50

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$15,714.86
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$15,900.86
Plus daily compensation owing for each day of occupation starting March 29, 2024	\$66.12 (per day)