



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

Citation: Ghaedi v Soyombo, 2023 ONLTB 81823

Date: 2023-12-21

File Number: LTB-L-054547-23

In the matter of: 4 BRADFORD ST
BRADFORD ON L3Z0B7

Between: Badriyeh Ghaedi Landlord

And

Adekunle Soyombo Tenants
Oluwatoyin Soyombo

Badriyeh Ghaedi (the 'Landlord') applied for an order to terminate the tenancy and evict Adekunle Soyombo and Oluwatoyin Soyombo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on December 5, 2023.

Only the Landlord's legal representative B. Burd attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Nonpayment of Rent (N4 Notice). The Tenants 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on October 4, 2023. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,750.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to October 4, 2023 are \$11,361.64.
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.

It is ordered that:

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1. The tenancy between the Landlord and the Tenants is terminated as of October 4, 2023, the date the Tenants moved out of the rental unit
2. The Tenants shall pay to the Landlord \$11,547.64. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before January 1, 2024, the Tenants will start to owe interest. This will be simple interest calculated from January 2, 2024 at 7.00% annually on the balance outstanding.

December 21, 2023

Date Issued

Joy Xiao

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.

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**Schedule 1
SUMMARY OF CALCULATIONS**

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

Rent Owing To Move Out Date	\$11,361.64
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants 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 Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants are entitled to	- \$0.00
Total amount owing to the Landlord	\$11,547.64