



Order under Section 69 Residential Tenancies Act, 2006

Citation: Alansari v Grebaa, 2023 ONLTB 77905

Date: 2023-12-04

File Number: LTB-L-046832-22

In the matter of: 522 GRAND TULLY WAY
GLOUCESTER ON K1V2M8

Between: Shakir Alansari Landlord
Baida Jafar

And

Abdussalam Grebaa Tenant Asma Ben oun

Shakir Alansari and Baida Jafar (the 'Landlord') applied for an order to terminate the tenancy and evict Abdussalam Grebaa and Asma Ben oun (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 24, 2023.

The Landlord Abdussalam Grebaa, the Landlords' representative A. Alzamei, the Tenants, and the Tenants' agent Abrar Grebaa attended the hearing.

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 \$2,160.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$71.01. This amount is calculated as follows: \$2,160.00 x 12, divided by 365 days.

5. The Tenant has paid \$13,330.00 to the Landlord since the application was filed.
6. The rent arrears owing to October 31, 2023 are \$19,440.00. Although the Tenant disputed the arrears amount stating there were some unaccounted cash payments and that arrears should only be approximately \$15,000.00, the Tenant's evidence of payments lacked particulars. It was the Landlord's evidence that receipts were provided and overall, I found the Landlord's evidence of payments more believable as it was supported by a detailed ledger.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,100.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$107.19 is owing to the Tenant for the period from April 3, 2020 to October 24, 2023.

Section 83

10. Section 83 requires that I consider all the circumstances, including the Tenant's and the Landlord's situations to determine if it would be appropriate to grant section 83 relief from eviction.
11. The Landlord's representative advised that the Landlord has tried to reach out to the Tenant for a repayment plan, without success. There have been no payments made since March 2023 and the Landlord seeks an eviction order as soon as possible, given the substantial arrears owing.
12. The Tenants did not propose a reasonable repayment plan for the arrears, and indicated they have been searching for a new place. The Tenant Abdussalam Grebaa (AG) indicated his father has health issues and in the event that eviction was ordered, requested until December 2023 to find alternative accommodations.
13. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (RTA), including but not limited to whether the Landlord attempted to negotiate a repayment agreement with the Tenant and the Tenant's request until December 2023 to find alternative accommodations, and find that it would not be unfair to postpone the eviction until December 15, 2023 pursuant to subsection 83(1)(b) 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:**
 - \$23,946.00 if the payment is made on or before December 15, 2023. 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 December 15, 2023 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 December 15, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$16,963.05. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$71.01 per day for the use of the unit starting October 25, 2023 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 December 15, 2023, the Tenant will start to owe interest. This will be simple interest calculated from December 16, 2023 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before December 15, 2023, then starting December 16, 2023, 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 December 16, 2023.

2023 ONL TB 77905 (CanLII)

December 4, 2023

Date Issued

Peter Nicholson

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 June 16, 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 December 15, 2023

Rent Owing To December 31, 2023	\$37,090.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$13,330.00
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	\$23,946.00

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

Rent Owing To Hearing Date	\$32,314.24
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$13,330.00
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	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$107.19
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	\$16,963.05
Plus daily compensation owing for each day of occupation starting October 25, 2023	\$71.01 (per day)