



AMENDED
Order under Section 78(6)
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedures
Act

Citation: Drewlo Holdings Inc. v Azizi, 2023 ONLTB 58042

Date: 2023-08-29 **File Number:**
LTB-L-029103-23-AM

In the matter of: 509, 60 CAPULET LANE
LONDON ON N6H0B2

Between: Drewlo Holdings Inc. Landlord

And

Ebrahim Azizi Tenant

The order contained a clerical error in the calculation of arrears of rent owing, this amended order was issued to correct the order dated August 29, 2023. The amendments are underlined for ease of reference.

Drewlo Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ebrahim Azizi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on August 14, 2023.

Only the Landlord attended the hearing.

As of 10:54 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. 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 \$1,559.03. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$51.26. This amount is calculated as follows: \$1,559.03 x 12, divided by 365 days.
5. The Tenant has paid \$7,643.03 to the Landlord since the application was filed.
6. The rent arrears owing to August 31, 2023 are \$1,521.00, representing the unpaid rent for the month of March 2023, having been carried forward monthly as subsequent rental payments did not bring the account to a zero balance.
7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$5.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
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 \$1,521.00 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.
10. Interest on the rent deposit, in the amount of \$24.52 is owing to the Tenant for the period from April 1, 2022 to August 14, 2023.
11. 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 not be unfair to postpone the eviction until October 12, 2023 pursuant to subsection 83(1)(b) of the Act. I find that the rent owing is for one month and it would not be unreasonable to provide the Tenant with a brief period of time to preserve their tenancy. Prejudice to the Landlord is minimized as the voiding period is one month and the Landlord holds a rent deposit in this amount. Further the Landlord testified that the Tenant has been paying the monthly rent in full since the application was filed.

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:**
 - \$3,291.03 if the payment is made on or before September 30, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$4,850.06 if the payment is made on or before October 12, 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 October 12, 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 October 12, 2023**
- 5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application and unpaid NSF charges the Landlord is entitled to by \$654.91. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$51.26 per day for compensation for the use of the unit starting August 15, 2023 until the date the Tenant moves out of the unit.
- 6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
- 7. If the unit is not vacated on or before October 12, 2023, then starting October 13, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 8. 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 October 13, 2023.

2023 ONL TB 58042 (CanLII)

August 29, 2023

Date Order Issued

September 12, 2023

Date Order Amended

Nicola Mulima

Vice Chair, 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 March 13, 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 August 31, 2023

Rent Owing To September 30, 2023	\$9,202.06
Application Filing Fee	\$186.00
NSF Charges	\$25.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,122.03
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	\$3,291.03

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before October 12, 2023

Rent Owing To October 31, 2023	\$10,761.09
Application Filing Fee	\$186.00
NSF Charges	\$25.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,122.03
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	\$4,850.06

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

Rent Owing To Hearing Date	\$6,801.64
Application Filing Fee	\$186.00
NSF Charges	\$25.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,122.03
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	- \$1,521.00
Less the amount of the interest on the last month's rent deposit	- \$24.52

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	\$(654.91)
Plus daily compensation owing for each day of occupation starting August 15, 2023	\$51.26 (per day)