



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** PREMJI v MAHON, 2023 ONLTB 54508

**Date:** 2023-08-08

**File Number:** LTB-L-033052-22

**In the matter of:** 67 MCMILLAN DRIVE  
OSHAWA ONTARIO L1G3Z7

**Between:** KARIM PREMJI Landlord

**And**

ALISHA MAHON Tenant

KARIM PREMJI (the 'Landlord') applied for an order to terminate the tenancy and evict ALISHA MAHON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application) and because The Tenant has been persistently late in paying the Tenant's rent (L2 application).

This application was heard by videoconference on June 28, 2023.

The Landlord's representative, W. Afzaly, and the Tenant attended the hearing.

### **Determinations:**

1. The Tenant has persistently failed to pay the rent on the date it was due.
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. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,431.47. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$47.06. This amount is calculated as follows: \$1,431.47 x 12, divided by 365 days.
6. The Tenant has paid \$24,840.00 to the Landlord since the application was filed.

7. The rent arrears owing to June 30, 2023 are \$2,862.14.
8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,380.00 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 \$39.24 is owing to the Tenant for the period from November 1, 2021 to June 28, 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 August 31, 2023 pursuant to subsection 83(1)(b) of the Act.
12. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

**It is ordered that:**

L1 application

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **Unless the Tenant has already brought her rental account to a zero balance, the Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$5,926.88 if the payment is made on or before August 31, 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 August 31, 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 August 31, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,530.91. 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 \$47.06 per day for the use of the unit starting June 29, 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 August 31, 2023, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2023 at 6.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 31, 2023, then starting September 1, 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 September 1, 2023.

L2 application

10. If the Tenant voids the L1 order pursuant to paragraph 2 or 3, then commencing on September 1, 2023 and ending on August 1, 2024 the Tenant shall pay the monthly rent on or before the first business day of each month.
11. If the Tenant fails to comply with the conditions set out in paragraph 10 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

**August 8, 2023**

**Date Issued**

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Egya Sangmuah

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 1, 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 August 31, 2023	\$30,565.88
Application Filing Fee	\$201.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$24,840.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an{abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$5,926.88</b>

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

Rent Owing To Hearing Date	\$27,589.15
Application Filing Fee	\$201.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$24,840.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$1,380.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$39.24
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$1,530.91</b>
Plus daily compensation owing for each day of occupation starting June 29, 2023	\$47.06 (per day)