



## **Order under Subsection 87(1) Residential Tenancies Act, 2006**

**Citation:** Umair Raza v Brian Joudrie, 2023 ONLTB 42941

**Date:** 2023-06-09

**File Number:** LTB-L-015869-23

**In the matter of:** 4, 276 MAIN ST E  
GRIMSBY ON L3M1P8

**Between:** Jibran Sakrani and Umair Raza Landlords

**And**

Brian Joudrie Tenant

Jibran Sakrani and Umair Raza (the 'Landlords') applied for an order requiring Brian Joudrie (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 9, 2023.

The Landlords' Representative J. Bhangu and the Tenant attended the hearing.

### **Determinations:**

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2023 to May 31, 2023.
3. The lawful rent is \$1,037.00. It is due on the 1st day of each month.
4. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Tenants paid all arrears for the period ending May 31, 2023 after the application was filed. They have also paid a portion of the application fee.
6. The only amount outstanding is the Landlords' cost of filing the application. 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 pursuant to subsection 83(1) of the Act by issuing an order to pay alone given that the only amount outstanding is the application fee.

**It is ordered that:**

1. The Tenant shall pay to the Landlords \$186.00 for the cost of the application.

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**Tribunals Ontario**  
Landlord and Tenant Board

**Tribunaux décisionnels Ontario**  
Commission de la location immobilière

2. If the Tenant does not pay the Landlords the full amount owing on or before June 20, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2023 at 6.00% annually on the balance outstanding.

**June 9, 2023**

**Date Issued**

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William Greenberg

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.

