



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

**Citation:** Salvatore Formusa v Faranak Rostami, 2023 ONLTB 41153

**Date:** 2023-06-07

**File Number:** LTB-L-078825-22

**In the matter of:** 1017w, 27 Bathurst Street Toronto  
ON M5V2P1

**Between:** James Formusa, Rosemary Formusa and Landlord  
Salvatore Formusa

**And**

Faranak Rostami Tenant

James Formusa, Rosemary Formusa and Salvatore Formusa (the 'Landlord') applied for an order to terminate the tenancy and evict Faranak Rostami (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlords James Formusa and Rosemary Formusa attended the hearing.

As of 1:44p.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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on February 11, 2023. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$1,950.00. It was due on the 15th day of each month.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 11, 2023 are \$8,030.70.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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8. The Landlord collected a rent deposit of \$1,950.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$28.11 is owing to the Tenant for the period from January 15, 2022 to February 11, 2023.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of February 11, 2023, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$6,238.59. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 18, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 19, 2023 at 6.00% annually on the balance outstanding.

**June 7, 2023**  
**Date Issued**

\_\_\_\_\_  
Amanda Kovats  
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 Tenant must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$8,030.70
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<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	- \$1,950.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$28.11
<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>\$6,238.59</b>