



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

**Citation:** 5 Glamorgan Co-ownership Residences Corp v Arif Hussain, 2023 ONLTB 41281

**Date:** 2023-06-05

**File Number:** LTB-L-074782-22

**In the matter of:** 308, 5 GLAMORGAN AVE  
SCARBOROUGH ON M1P4P1

**Between:** 5 Glamorgan Co-ownership Residences Corp Landlord

**And**

Arif Hussain Tenants  
Jawad Ali  
Qadir Ali Khawari

5 Glamorgan Co-ownership Residences Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Arif Hussain, Jawad Ali and Qadir Ali Khawari (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 25, 2023.

Only the Landlord's legal representative, Jamuna Ganesan, attended the hearing.

As of 10:53am, the Tenants were 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants have paid all of the outstanding arrears for the period ending May 31, 2023.
4. The only amount outstanding is the Landlord's application filing fee costs. Therefore, the order will be limited to costs and not eviction.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$186.00 for the application filing fee costs.

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2. If the Tenants do not pay the Landlord the full amount owing on or before June 16, 2023, the Tenants will start to owe interest. This will be simple interest calculated from June 17, 2023 at 6.00% annually on the balance outstanding.

**June 5, 2023**

**Date Issued**

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Terri van Huisstede

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.

