



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

Citation: Toronto Community Housing Corporation v Nassiri, 2023 ONLTB 38637

Date: 2023-06-01

File Number: LTB-L-016118-22-RV

In the matter of: 511, 291 GEORGE ST
TORONTO ON M5A2N2

Between: Toronto Community Housing Corporation Landlord

And

Karim Nassiri Tenant

Review Order

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Karim Nassiri (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-016118-22 issued on March 16, 2023.

On March 24, 2023, the Tenant the requested a review of the order, and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the September 28, 2022, hearing.

On March 29, 2023, interim order LTB-L-016118-22-RV-IN was issued, staying the order issued on March 16, 2023

This application was heard via videoconference on May 4, 2023.

The Landlord's Agent O. Samaniego and the Tenant attended the hearing.

The parties were assisted by a French Language Interpreter Manual Costa.

Determinations:

1. At the outset of the hearing, the Landlord consented to the request for a review. Therefore, the Board proceeded to hear the L1 application *DE NOVO*.
2. Prior to the review hearing, the parties agreed to terminate the Tenancy as of April 30, 2023 and signed an N11 Agreement to End the tenancy.
3. The total arrears of rent owing for the period ending April 30, 2023, is \$17,013.55.



It is ordered that:

1. The request to review order LTB-L-016118-22 issued on March 16, 2023, is granted. The order is cancelled.
2. The interim order issued on March 29, 2023, is cancelled.
3. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2023, the date the Tenant provided vacant possession to the Landlord.
4. The Tenant shall pay to the Landlord \$17,013.55, which represents the amount of rent owing and compensation up to April 30, 2023, less the rent deposit and interest the Landlord owes on the rent deposit.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2023, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2023, at 6.00% annually on the balance outstanding.

June 1, 2023
Date Issued

Robert Patchett
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.