



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Amanulla v Stojka, 2023 ONLTB 39444

**Date:** 2023-05-23

**File Number:** LTB-L-053132-22

**In the matter of:** 2 BANNISTER CRES  
BRAMPTON ON L7A4H6

**Between:** Saleem Amanulla Landlord

**And**

Anna Stojkova, Fortunata Stojkova, Guliano Stojka, Maria Lakatosova and Pavol Stojka Tenants

Saleem Amanulla (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Stojkova, Fortunata Stojkova, Guliano Stojka, Maria Lakatosova and Pavol Stojka (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 16, 2023. Only The Landlord, represented by Daria Berezowska, attended the hearing.

As of 10:15am, 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 Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,100.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$101.92. This amount is calculated as follows: \$3,100.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to June 3, 2023 are \$35,555.76.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$3,100.00 from the Tenants 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.
9. Interest on the rent deposit, in the amount of \$84.55 is owing to the Tenants for the period from October 6, 2021 to May 16, 2023.
10. This application was adjourned to permit the Tenants time to obtain translation services. The Tenants were ordered to pay the rent as it became due. The Tenants made no payments to the Landlord since this application was adjourned.
11. The amount the Tenants owe the Landlord exceeds the Board's monetary jurisdiction. Therefore the amount ordered and required to void this order is limited to \$35,000.00.
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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$35,000.00 if the payment is made on or before June 3, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 3, 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 Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 3, 2023.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$35,000.00. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. If the Tenants do not pay the Landlord the full amount owing on or before June 3, 2023, the Tenants will start to owe interest. This will be simple interest calculated from June 4, 2023 at 6.00% annually on the balance outstanding.
7. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
8. If the unit is not vacated on or before June 3, 2023, then starting June 4, 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 June 4, 2023.

**May 23, 2023**

**Date Issued**

\_\_\_\_\_  
Greg Joy  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 4, 2023 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.

\*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 3, 2023**

|   |                    |
|---|--------------------|
| Rent Owing To June 3, 2023  | \$44,855.76        |
| Application Filing Fee  | \$186.00           |
| NSF Charges   | \$0.00             |
| <b>Less</b> the amount the Tenants paid to the Landlord since the application was filed | - \$0.00           |
| <b>Less</b> the amount the Tenants paid into the LTB since the application was filed    | - \$0.00           |
| <b>Less</b> the amount the Landlord owes the Tenants for an {abatement/rebate}          | - \$0.00           |
| <b>Less</b> the amount of the credit that the Tenants are entitled to                   | - \$0.00           |
| <b>Total the Tenants must pay to continue the tenancy</b>                               | <b>\$45,041.76</b> |

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

|   |                       |
|---|-----------------------|
| Rent Owing To Hearing Date  | \$41,755.76           |
| Application Filing Fee  | \$186.00              |
| NSF Charges   | \$0.00                |
| <b>Less</b> the amount the Tenants paid to the Landlord since the application was filed | - \$0.00              |
| <b>Less</b> the amount the Tenants paid into the LTB since the application was filed    | - \$0.00              |
| <b>Less</b> the amount of the last month's rent deposit                                 | - \$3,100.00          |
| <b>Less</b> the amount of the interest on the last month's rent deposit                 | - \$84.55             |
| <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 Tenants are entitled to                   | - \$0.00              |
| <b>Total amount owing to the Landlord</b>   | <b>\$38,571.21</b>    |
| Plus daily compensation owing for each day of occupation starting May 17, 2023          | \$101.92<br>(per day) |

