



Order under Section 69 Residential Tenancies Act, 2006

Citation: Seema Sankarsingh v Ammar Aidak, 2023 ONLTB 35609

Date: 2023-05-09

File Number: LTB-L-054813-22

In the matter of: 788 Broadway Blvd.
Peterborough ON K9H0H7

Between: Krishna Sankarsingh and Landlords
Seema Sankarsingh

And

Ammar Aidak Tenant

Krishna Sankarsingh and Seema Sankarsingh (the 'Landlords') applied for an order to terminate the tenancy and evict Ammar Aidak (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 11, 2023. The Landlords' legal representative, L. Presner, and the Tenant attended the hearing.

Determinations:

1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Nonpayment 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The parties agreed that the Tenant's arrears have been paid in full.
4. The Landlords incurred costs of \$186.00 for filing the application. The Tenant is disputing having to pay this amount.
5. The Tenant states that the reason the rent was late was because they had lost their job. Interpretation Guideline 3 states in most cases, the only costs allowed will be the application fee. It further states that costs may be ordered if the applicant is successful in obtaining an order which allows the relief they asked for in the application, or substantially all of that relief. As the Tenant agreed that the rent was late when the application was filed, the Landlords is entitled to reimbursement of those costs.

It is ordered that:

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

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

May 9, 2023

Date Issued

Camille Tancioco

Member, Landlords 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.

