



**Order under Section 16.1 of the  
Statutory Powers Procedure Act  
and the Residential Tenancies Act, 2006**

**Citation:** Surejan Vethanayagam v Ahmad Shanab, 2023 ONLTB 34194

**Date:** 2023-05-02

**File Number:** LTB-L-043054-22

**In the matter of:** 2361 EQUESTRIAN CRES  
OSHAWA ON L1L0L6

**Between:** Surejan Vethanayagam Landlord

**And**

Ahmad Shanab Tenant

Surejan Vethanayagam (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Shanab (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 5, 2023 at 1:00 p.m.

The Landlord, represented by Sarah Sayah, a licensed Paralegal, and the Tenant, represented by Jordan Nieuwhoff, a licensed Paralegal, attended the hearing.

**Determinations:**

1. Due to insufficient time the hearing is adjourned to a date to be determined by the Board.

**It is ordered that:**

1. The hearing is adjourned to a date to be scheduled by the Board.
2. The parties are to provide the Landlord and Tenant Board with their unavailable dates up to June 30, 2023 on or before April 28, 2023 4:00 p.m.
3. Any additional documents or other evidence that either party intends to rely on at the next hearing must be provided to all parties 7 days in advance as per Tribunals Ontario / Landlord and Tenant Board Rules of Procedure, Rule 19 – Disclosure and Evidence.
4. I am NOT seized of the matter.

**May 2, 2023**  
**Date Issued**

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Peter Pavlovic  
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.

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