



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

**Citation:** MEDALLION CORPORATION v Abdillahi, 2023 ONLTB 34352

**Date:** 2023-05-01

**File Number:** LTB-L-052662-22

**In the matter of:** 904, 1755 JANE ST  
NORTH YORK ON M9N2S6

**Between:** Medallion Corporation Landlord

**And**

Samsam Jama Abdillahi Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Samsam Jama Abdillahi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 29, 2023. Only the Landlord's legal representative, M. Pavic attended the hearing.

As of 2:17pm, the Tenant was 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,395.06. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$45.86. This amount is calculated as follows: \$1,395.06 x 12, divided by 365 days.
5. The Landlord's legal representative submitted that as of the date of the hearing the Tenant currently owed \$191.18 which represents 5.18 of arrears of rent and the \$186.00 filing fee. An order for this amount shall issue.

**It is ordered that:**

1. The Tenant shall pay \$191.18 which represents arrears and costs up to March 31, 2023.

2. If the Tenant does not pay the Landlord the full amount owing on or before May 12, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 13, 2023 at 6.00% annually on the balance outstanding.

**May 1, 2023**  
**Date Issued**

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**Curtis Begg**  
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.