



## **Order under Subsection 87(1) Residential Tenancies Act, 2006**

**Citation:** 25 ST DENNIS INC v REHAB ABDULLAH NADDAF, 2023 ONLTB 32690

**Date:** 2023-04-25

**File Number:** LTB-L-013234-23

**In the matter of:** 0710, 25 ST DENNIS DRIVE  
TORONTO ONTARIO M3C1E6

**Between:** 25 ST DENNIS INC Landlord

**And**

ALMONTASR BELLAH EDDIN AZIZI and Tenant  
REHAB ABDULLAH NADDAF

25 ST DENNIS INC (the 'Landlord') applied for an order requiring ALMONTASR BELLAH EDDIN AZIZI and REHAB ABDULLAH NADDAF (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 12, 2023.

Only the Landlord's Legal Representative, Debra Fine, attended the hearing.

As of 1:44 p.m. 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 Tenants vacated the rental unit on January 31, 2023. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from December 1, 2022 to January 31, 2023.
3. The lawful rent is \$2,162.20. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to January 31, 2023 are \$4,152.66.
6. The Landlord collected a rent deposit of \$1,809.96 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
7. Interest on the rent deposit, in the amount of \$25.88 is owing to the Tenant for the period from December 1, 2022 to April 12, 2023.



8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$2,517.82. This amount includes rent arrears owing up to January 31, 2023 and the cost of the application, less the last month's rent deposit and the interest owing on the last month's rent deposit.
2. If the Tenants do not pay the Landlord the full amount owing on or before May 6, 2023, the Tenants will start to owe interest. This will be simple interest calculated from May 7, 2023 at 6.00% annually on the balance outstanding.

**April 25, 2023**  
**Date Issued**

\_\_\_\_\_  
Kathleen Wells  
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.