



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

**Citation:** 1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc. v Abdul Hakimi, 2023  
ONLTB 32818

**Date:** 2023-04-24

**File Number:** LTB-L-034152-22

**In the matter of:** 1511-6 Silver Maple Court Brampton,  
ON L6T 4N5

**Between:** 1213763 Ontario Inc c/o GWL Realty Landlord Advisors  
Residential Inc .

**And**

Abdul Hakimi

Tenant

1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Abdul Hakimi (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 Landlord's Legal Representative Faith McGregor and the Tenant attended the hearing. The Tenant was assisted by his son, Anaitullah Hakimi. The Tenant met with Tenant Duty Counsel prior to the hearing.

### **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 \$2,729.56. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$89.74. This amount is calculated as follows: \$2,729.56 x 12, divided by 365 days.

5. The Tenant has paid \$29,917.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2023 are \$3,915.53.
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 \$2,493.00 from the Tenant 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 \$73.25 is owing to the Tenant for the period from February 7, 2022 to April 11, 2023.

*Section 83 Considerations*

10. The parties came before me and requested a standard order to May 10, 2023.
11. 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 not be unfair to postpone the eviction until May 10, 2023 pursuant to subsection 83(1)(b) of the Act.

**It is ordered that:**

12. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
13. **The Tenant may void this order and continue the tenancy by paying to the Landlord:**
  1. \$4,101.53 if the payment is made on or before April 30, 2023. See Schedule 1 for the calculation of the amount owing.

**OR**

2. \$6,831.09 if the payment is made on or before May 10, 2023. See Schedule 1 for the calculation of the amount owing.
14. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after May 10, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
15. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 10, 2023.**
16. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$207.14. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing

to the Tenant \$89.74 per day for compensation for the use of the unit starting April 12, 2023 until the date the Tenant moves out of the unit.

17. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
18. If the unit is not vacated on or before May 10, 2023, then starting May 11, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
19. 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 May 11, 2023.

**April 24, 2023**

**Date Issued**

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Jagger Benham

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 November 11, 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.

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

**A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2023**

Rent Owing To April 30, 2023	\$33,832.53
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$29,917.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$4,101.53</b>

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 10, 2023**

Rent Owing To May 31, 2023	\$36,562.09
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$29,917.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$6,831.09</b>

**C. Amount the Tenant must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$32,090.11
Application Filing Fee	\$186.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$29,917.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,493.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$73.25
<b>Total amount owing to the Landlord</b>	<b>\$(207.14)</b>
Plus daily compensation owing for each day of occupation starting April 12, 2023	\$89.74 (per day)