



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

**Citation:** Barghian v Pourzahedi, 2023 ONLTB 31048

**Date:** 2023-04-12

**File Number:** LTB-L-008931-23

**In the matter of:** 3 Old Park Lane  
Richmond Hill Ontario L4B2M5

**Between:** Sahar Barghian Landlord

**And**

Alaleh Pourzahedi Tenants  
Mohammad Akbar Gulestani

Sahar Barghian (the 'Landlord') applied for an order requiring Alaleh Pourzahedi and Mohammad Akbar Gulestani (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 29, 2023.

Only the Landlord's representative, Sassan Emam attended the hearing.

As of 11:13 a.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 did not pay the total rent they were required to pay for the period from July 14, 2022 to October 31, 2022.
2. The lawful rent is \$5,000.00. It is due on the 1st day of each month.
3. The Tenants have not made any payments since the application was filed.
4. The tenancy ended on October 31, 2022 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to October 31, 2022 are \$17,794.52
6. 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 \$17,995.52. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 23, 2023, the Tenants will start to owe interest. This will be simple interest calculated from April 24, 2023 at 6.00% annually on the balance outstanding.

**April 12, 2023**

**Date Issued**

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**Camille Clyne**

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.