



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

**Citation:** Hoque v Kechego, 2023 ONLTB 28511

**Date:** 2023-03-30

**File Number:** LTB-L-039827-22

**In the matter of:** UPSTAIRS AND MAIN FLOOR UNIT, 54  
BELLAMY RD S  
TORONTO ON M1M3P4

**Between:** Rizwanul Hoque Landlord

**And**

Bradley Pegahmagabow, Kayla m Tenant  
Retieffecrocker, Nicole Pegahmagabow and  
Robin j Kechego

Rizwanul Hoque (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley Pegahmagabow, Kayla m Retieffe-crocker, Nicole Pegahmagabow and Robin j Kechego (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 15, 2023.

The Landlord and the Landlord's representative Christina Nastas and the Tenant Robin Kechego attended the hearing.

**Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Nonpayment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,750.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$90.41. This amount is calculated as follows: \$2,750.00 x 12, divided by 365 days.

5. The Tenants have paid \$12,400.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2023 are \$12,350.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord's representative requested the Board issue a standard order (11-day eviction). 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Landlord made several attempts to contact the Tenant and arrange a repayment plan. The Tenant did not contact the Landlord in response to the offer to arrange repayment of the rent arrears.
10. At the hearing the Landlord testified that he is a small Landlord and has had to use credit to pay bills due to the non payment of rent. The rent arrears are substantial and the Tenant that attended the hearing could not offer a viable plan for the repayment of the rent arrears. To deny the eviction would be prejudicial to the Landlord.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$18,126.41 if the payment is made on or before April 10, 2023. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants has paid the full amount owing as ordered plus any additional rent that became due after April 10, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 10, 2023**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$11,232.56. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$90.41 per day for the use of the unit starting February 16, 2023 until the date the Tenants move out of the unit.

7. If the Tenants does not pay the Landlord the full amount owing on or before April 10, 2023, the Tenants will start to owe interest. This will be simple interest calculated from April 11, 2023 at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 10, 2023, then starting April 11, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 April 11, 2023.

**March 30, 2023** \_\_\_\_\_ **Date Issued**

Maria Shaw

Member, Landlord and Tenants 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 October 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.

\*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

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

- A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 10, 2023**

Rent Owing To April 30, 2023	\$30,340.41
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$12,400.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenants for an{abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total the Tenants must pay to continue the tenancy</b>	<b>\$18,126.41</b>

**B. Amount the Tenants must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$23,446.56
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenants paid to the Landlord since the application was filed	- \$12,400.00
<b>Less</b> the amount the Tenants paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenants is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$11,232.56</b>
Plus daily compensation owing for each day of occupation starting February 16, 2023	\$90.41 (per day)