



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

Citation: Ghafoori v Lauren, 2023 ONLTB 23910

Date: 2023-03-13

File Number: LTB-L-044061-22

In the matter of: 1002, 4673 JANE ST NORTH
YORK ON M3N2L1

Between: Ali Ghafoori and Minoo Nikpour Landlords

And

Attard Lauren Tenant

Ali Ghafoori and Minoo Nikpour (the 'Landlords') applied for an order requiring Attard Lauren (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 7, 2023.

The Landlords and the Tenant' Agent Millicent Dyer attended the hearing.

Preliminary Matter:

1. The Landlords served the Tenant with an N4 Notice of Termination to terminate the tenancy for arrears of rent. The Landlord confirmed that the N4 notice covered 3 different tenancies in 3 different rental units.
2. As the N4 notice addressed more than one tenancy, the N4 notice was found to be void and the hearing proceeded on the basis of arrears of rent only on the current tenancy in unit 1002. The Board consented to the amendment of the application to seek only arrears of rent for the period of March 2022 to February 28, 2023.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from March 1, 2022 to February 28, 2023.
3. The lawful rent is \$1,200.00. It is due on the 1st day of each month.

4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2023 are \$11,280.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

It is ordered that:

1. The Tenant shall pay to the Landlord \$11,466.00. This amount includes rent arrears owing from February 1, 2022 up to February 28, 2023 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 24, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 25, 2023 at 5.00% annually on the balance outstanding.

March 13, 2023

Date Issued

Nicola Mulima

Vice Chair, 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.

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