



Order under Section 69 Residential Tenancies Act, 2006

Citation: Sarigat v Sarigat, 2023 ONLTB 20324

Date: 2023-03-09

File Number: LTB-L-025278-22

In the matter of: 6, 10 MILLCREEK RD
CAMBRIDGE ON N1R1J6

Between: Zaid Sarigat Landlord

And

Sajiya Sarigat Tenant

Zaid Sarigat (the 'Landlord') applied for an order to terminate the tenancy and evict Ammar Sarigat and Sajiya Sarigat (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2023.

The Landlord attended the hearing. Ammar Sarigat(AS) also attended the hearing. Rohan Ghatak attended the hearing as support for the Landlord.

As of 10:30 am., the Tenant was 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.

Preliminary Matter:

1. Ammar Sarigat was named as a tenant on the application. At the hearing, the Landlord and AS agreed that AS was no longer in possession of the unit at the time the application was filed. Therefore, the application is amended to remove Ammar Sarigat as a Tenant.

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 \$1,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2023 are \$18,000.00.
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. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (the 'Act'), including the impact of COVID-19 on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant, and find that the Landlord did attempt to negotiate repayment of the arrears of rent. In making this finding I considered the Landlord's submissions that the Landlord reached out to the Tenant and the Tenant did not respond. The arrears are substantial and the Tenant has not paid any rent in over a year. Given the presence of 3 young children in the unit, I believe a brief delay of the eviction is appropriate to give the Tenant an additional few days to move out of the unit. I find that it would not be unfair to postpone the eviction until March 23, 2023 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$21,186.00 if the payment is made on or before March 23, 2023. See Schedule 1 for the calculation of the amount owing.
3. 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 March 23, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **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 March 20, 2023**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$16,932.60. 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 Tenant shall also pay the Landlord compensation of \$49.32 per day for the use of the unit starting January 6, 2023 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 23, 2023, the Tenant will start to owe interest. This will be simple interest calculated from March 24, 2023 at 5.00% annually on the balance outstanding.
8. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

9. If the unit is not vacated on or before March 23, 2023, then starting March 24, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 March 24, 2023.

March 9, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 24, 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 23, 2023

Rent Owing To March 31, 2023	\$21,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$21,186.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$16,746.60
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$16,932.60
Plus daily compensation owing for each day of occupation starting January 6, 2023	\$49.32 (per day)