



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

**Citation:** Dash Property Management Inc v Habieb, 2022 ONLTB 12319

**Date:** 2022-11-16

**File Number:** LTB-L-021625-22

**In the matter of:** 2407, 8 YORK ST  
TORONTO ON M5J2Y2

**Between:** Dash Property Management Inc Landlord

**And**

Mohammed Habieb Tenant

Dash Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Habieb (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 10, 2022. Only the Landlord's agent Mark Lefor attended the hearing. As of 1:56pm, the Tenant was not present, despite being served with notice of hearing by the Board.

**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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on October 16, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,000.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to October 16, 2022 are \$39,067.00.
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 \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$71.35 is owing to the Tenant for the period from August 27, 2019 to October 16, 2022.

10. The arrears of rent claimed exceed the Board's monetary jurisdiction of \$35,000.00. The Landlord's agent understood that in accordance with section 207(3) of the *Residential Tenancies Act, 2006* (Act), by pursuing this application before the Board, the Landlord cannot claim any arrears in excess of \$35,000,00 in a new application or before a Court of competent jurisdiction.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of October 16, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$35,000.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit, the cost of filing the application and the amount waived in excess of the Board's monetary jurisdiction. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before November 27, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 28, 2022 at 4.00% annually on the balance outstanding.

**November 16, 2022**

**Date Issued**

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Fabio Quattrociochi

Member, Landlord and Tenant Board

15 Grosvenor St, 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.

\*Note: When the LTB 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 as the tenancy is terminated**

Rent Owing To Move Out Date	\$39,067.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$2,000.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$71.35
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount in excess of the Board's monetary jurisdiction	- \$2,181.65
<b>Total amount owing to the Landlord</b>	<b>\$35,000.00</b>