



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

Citation: Accommod8u Inc v Qazi, 2022 ONLTB 10889

Date: 2022-11-02

File Number: LTB-L-013207-22

In the matter of: UNIT 202, RM 2, 208 SUNVIEW ST.
WATERLOO ON N2L 3V6

Between: Accommod8u Inc Landlord

And

Moeen Qazi Tenant

Accommod8u Inc (the 'Landlord') applied for an order requiring Moeen Qazi (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on September 13, 2022.

Only the Landlord's representative Gayle St. Clair, licensed paralegal attended the hearing.

As of 11:12 a.m., 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.

Determinations:

1. The Tenant vacated the rental unit on April 30, 2022. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to April 30, 2022.
3. The Tenant did not pay the total rent they were required to pay for the period from November 1, 2021 to April 30, 2022.
4. The lawful rent is \$765.38. It is due on the 1st day of each month.
5. The Tenant has made \$300.00 in payments since the application was filed.
6. The tenancy ended on April 30, 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 Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to April 30, 2022 are \$3,548.90.
8. The Landlord collected a rent deposit of \$741.95 from the Tenants and this deposit is still being held by the Landlord.

9. Interest on the rent deposit owing is \$7.41.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,985.54. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before November 13, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 14, 2022 at 4.00% annually on the balance outstanding.

November 2, 2022

Date Issued

Greg Witt

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.