



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

**File Number:** CEL-94099-20

**In the matter of:** 150 OAKES DRIVE  
MISSISSAUGA ON L5G3M1

**Between:** Mike Lorkovic Landlord

**and**

Eliane Bejjani, Tenants  
Vahid Seyfaie

Mike Lorkovic (the 'Landlord') applied for an order to terminate the tenancy and evict Vahid Seyfaie and Eliane Bejjani (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by way of a video conference hearing on October 6, 2020.

The Landlord's agent, Michael Lorkovic, attended the hearing on behalf of the Landlord. As of 11:51 a.m., the Tenants were not present or represented at the hearing, although properly served with notice of the hearing by the Board.

**Determinations:**

1. The Tenants have not paid the total rent the Tenants were required to pay for the period from April 3, 2020 to November 2, 2020. Because of the arrears, the Landlord served a Notice of Termination effective April 23, 2020.
2. The Landlord collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit is owing to the Tenants for the period from March 4, 2015 to April 23, 2020.
3. The monthly rent is \$2,500.00.
4. The Tenants are in possession of the rental unit.
5. The Landlord filed evidence with the Board stating that he had attempted to contact the Tenants on April 8, 2020 to discuss the rent arrears but received no response from the Tenant. I was unable to receive any submissions from the Tenants as they were not present or represented at the hearing.
6. 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 the COVID-19

pandemic on the parties and whether the Landlord attempted to negotiate a repayment agreement with the Tenant, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

**It is ordered that:**

1. Unless the Tenant voids the order as set out below, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before October 26, 2020.
2. The Tenants shall pay to the Landlord \$13,368.65\*, which represents the amount of rent owing and compensation up to October 15, 2020, less the rent deposit and interest the Landlord owes on the rent deposit.
3. The Tenants shall also pay to the Landlord \$82.19 per day for compensation for the use of the unit starting October 16, 2020 to the date the Tenants move out of the unit.
4. The Tenants shall also pay to the Landlord \$175.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing\* on or before October 26, 2020, the Tenants will start to owe interest. This will be simple interest calculated from October 27, 2020 at 2.00% annually on the balance outstanding.
6. If the unit is not vacated on or before October 26, 2020, then starting October 27, 2020, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 October 27, 2020.
8. If, on or before October 26, 2020, the Tenants pay the amount of \$17,675.00\*\* to the Landlord or to the Board in trust, this order for eviction will be void. This means that the tenancy would not be terminated, and the Tenants could remain in the unit. If this payment is not made in full and on time, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. The Tenants may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after October 27, 2020 but before the Sheriff gives vacant possession to the Landlord. The Tenants are only entitled to make this motion once during the period of the tenancy agreement with the Landlord.

**October 15, 2020**  
**Date Issued**



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Arnab Quadry  
Member, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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 April 27, 2021 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.

- \* Refer to section A on the attached Summary of Calculations.
- \*\* Refer to section B on the attached Summary of Calculations.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**File Number: CEL-94099-20**

**A. Amount the Tenants must pay if the tenancy is terminated:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears: (up to the termination date in the Notice of Termination)	April 3, 2020 to April 23, 2020	\$1,726.03
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	April 24, 2020 to October 15, 2020	\$14,383.25
Less the rent deposit:		-\$2,500.00
Less the interest owing on the rent deposit:	March 4, 2015 to April 23, 2020	-\$240.63
Amount owing to the Landlord on the order date:(total of previous boxes)		<b>\$13,368.65</b>
Additional costs the Tenants must pay to the Landlord:		\$175.00
Plus daily compensation owing for each day of occupation starting October 16, 2020:		\$82.19 (per day)
<b>Total the Tenants must pay the Landlord if the tenancy is terminated:</b>		<b>\$13,543.65, + \$82.19 per day starting October 16, 2020</b>

**B. Amount the Tenants must pay to void the eviction order and continue the tenancy:**

<b>Reasons for amount owing</b>	<b>Period</b>	<b>Amount</b>
Arrears:	April 3, 2020 to November 2, 2020	\$17,500.00
Additional costs the Tenants must pay to the Landlord:		\$175.00
<b>Total the Tenants must pay to continue the tenancy:</b>	On or before October 26, 2020	<b>\$17,675.00</b>

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