



Application Type(s):

Form L1: Application to Evict a Tenant for Non-payment of Rent and to Collect Rent the Tenant Owes

Form L2: Application to End a Tenancy and Evict a Tenant or Collect Money
(Disponible en français)

REQUEST FOR FRENCH LANGUAGE SERVICES

I would like the dispute resolution process (e.g. case conferences and hearings) to be conducted in French:

No

If you are a responding party and require French Language Services, complete the [Request for French Language Services](#) form and send it by email or mail to the Landlord and Tenant Board (LTB) office handling this file. You can find email and mailing addresses on the [Contact the LTB](#) webpage.

REQUEST FOR ACCOMMODATION UNDER THE ONTARIO HUMAN RIGHTS CODE

Accommodations are arrangements to allow everyone, regardless of their abilities, to participate fully in the LTB's process.

If you require accommodation complete the [Accommodation Request](#) form and email or mail it to the LTB office that is handling this file. The form and more information about accommodation is available at tribunalsontario.ca/en/accessibility-and-diversity/.

ADDRESS OF THE RENTAL UNIT COVERED BY THIS APPLICATION

Street Number:	20
Street Name:	NORMA JEAN AVE
Unit, Apartment, Suite (if applicable):	RM #1 (Basement)
Municipality (City, Town, etc):	HAMILTON
Postal Code:	L8W1S2
Province:	ON
Country:	Canada



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LANDLORD NAMES AND ADDRESS

LANDLORD 1

Type:	Individual
Company Name (if applicable):	
Legal First Name:	Kazi
Legal Last Name:	Sana
Legal Middle Name (optional):	
Street Number:	101
Street Name:	HUNTER ST E
Unit, Apartment, Suite (if applicable):	
Municipality (City, Town, etc):	HAMILTON
Postal Code:	L8N1M5
Province:	ON
Country:	Canada
Email:	filing@caveatllp.com
Preferred Phone Number:	(289) 339-1311
Alternate Phone Number (optional):	

LANDLORD 2

Type:	Individual
Company Name (if applicable):	
Legal First Name:	Mohamedrahil



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Legal Last Name:	Shaikh
Legal Middle Name (optional):	
Street Number:	101
Street Name:	HUNTER ST E
Unit, Apartment, Suite (if applicable):	
Municipality (City, Town, etc):	HAMILTON
Postal Code:	L8N1M5
Province:	ON
Country:	Canada
Email:	filing@caveatllp.com
Preferred Phone Number:	(289) 339-1311
Alternate Phone Number (optional):	

INFORMATION ABOUT THE LEGAL REPRESENTATIVE

REPRESENTATIVE 1	
Type:	Paralegal
Company Name (if applicable):	Caveat LLP
Legal First Name:	Angela
Legal Last Name:	Smith
Legal Middle Name (optional):	
Law Society of Ontario #:	P17443
Street Number:	101



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Street Name:	HUNTER ST E
Unit, Apartment, Suite (if applicable):	
Municipality (City, Town, etc):	HAMILTON
Postal Code:	L8N1M5
Province:	ON
Country:	Canada
Email:	angie@caveatllp.com
Preferred Phone Number:	(258) 933-9131
Alternate Phone Number (optional):	

TENANT NAMES AND ADDRESS

TENANT 1	
Type:	Tenant
Company Name (if applicable):	
Legal First Name:	Jaskaran
Legal Last Name:	Singh gill
Legal Middle Name (optional):	
Street Number:	20
Street Name:	NORMA JEAN AVE
Unit, Apartment, Suite (if applicable):	RM #1 (Basement)
Municipality (City, Town, etc):	HAMILTON



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Postal Code:	L8W1S2
Province:	ON
Country:	Canada
Email:	jassgill942451142@gmail.com
Preferred Phone Number:	X(416) 888-4846 X
Alternate Phone Number (optional):	

RELATED APPLICATIONS

If you or your tenant filed other applications that relate to this rental unit and those applications have not been resolved, list their file numbers below.

File Number	
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**Application to Evict a Tenant for Non-payment of Rent
and to Collect Rent the Tenant Owes**

FORM L1

(Disponible en français)

TOTAL AMOUNT TENANT OWES

The following information is from your landlord

I am applying to the Landlord and Tenant Board for an order:

- to evict you because you owe rent, and
- to collect the money you owe me

I believe that you owe me a total of: **\$1,386.00** as of **2024-05-03**

This amount includes the filing fee for this application. You may also owe me any new rent that comes due after I file this application. To see how I calculated this amount, go to Details of the Landlord's Claim.

THE FOLLOWING INFORMATION IS FROM THE LANDLORD AND TENANT BOARD

IF YOU AGREE with the amount the landlord claims you owe:

If you agree with the amount the landlord claims you owe, you can pay everything you owe or work out a payment plan. However, read the options before you decide. You may want to get legal advice first.



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<p>OPTION 1: Pay everything you owe</p>	<p>If you pay all the rent you owe plus the landlord's filing fee before the LTB issues an order about this application, the landlord will not be able to evict you for not paying the rent.</p> <p>The amount you have to pay includes:</p> <ul style="list-style-type: none"> • the amount set out above that the landlord is claiming in this application, plus • any new rent that has come due after the landlord filed this application. <p>You can pay these amounts to the landlord directly, or to the LTB in trust. Be sure to get a receipt for any amounts you pay to the landlord.</p> <p>Go to the hearing, where you can tell the LTB what you've paid. If the landlord gave you receipts for amounts you paid, bring them to the hearing.</p>
<p>OPTION 2: Work out a payment plan</p>	<p>If you cannot pay everything you owe right now, you can talk to your landlord to see if they are willing to work out a payment plan.</p> <p>If you and the landlord agree to a payment plan, go to the hearing where you can explain the payment plan to the LTB.</p> <p>The LTB also has a Payment Agreement form that you and your landlord can fill out and file with the LTB before the hearing. If you or your landlord files the Payment Agreement form with the LTB before the hearing, the LTB can issue a consent order without holding a hearing. The consent order will be based on the payment plan set out in the Payment Agreement form.</p> <p>If the LTB issues the consent order, you will not have to go to the hearing. However, if the LTB has not issued a consent order by the date of the hearing, go to the hearing.</p>
<p>IF YOU DO NOT AGREE with the amount the landlord claims you owe:</p> <p>Talk to your landlord to see if both of you can agree on a different amount. You may want to get legal advice first.</p>	



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<p>If you and your landlord agree on a different amount</p>	<p>If you and your landlord can agree on the amount you owe, read the options above called Pay everything you owe and Work out a payment plan. You can follow one of these options, but use the different amount you and your landlord have agreed on. Go to the hearing unless the LTB has issued a consent order based on a Payment Agreement.</p>
<p>If you and your landlord do not agree on a different amount</p>	<p>If you and your landlord cannot agree on the amount you owe, go to the hearing, and, at the hearing, explain why you disagree with the amount the landlord claims you owe. If the LTB decides that you owe money, you can ask for more time to pay it.</p>



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<p>Go to the hearing</p>	<p>As described in this form, there are different options for dealing with the claims your landlord made in this application depending on whether or not you agree with the amount the landlord claims you owe. However, whatever you choose to do, it is important to participate in the hearing. The date, time and hearing method are shown on the Notice of Hearing that is attached to this application. (Exception: you do not have to attend the hearing if, before the hearing date, the LTB issues a consent order based on a Payment Agreement form - however, if you and your landlord filled out the Payment Agreement form and you haven't received the consent order by the hearing date, go to the hearing.)</p> <p>At the hearing, the landlord will have to prove the claims they made in the application and the Notice to End your Tenancy. You will have an opportunity to respond to the landlord's application. For example, you can explain why you disagree with the amount the landlord claimed you owe, or explain why you think you should not be evicted. You can also ask the LTB for more time to pay the money you owe. If you have paid everything you owe before the hearing, or if you and your landlord have worked out a payment plan, you can tell the LTB at the hearing.</p> <p>At the hearing, you can also raise other issues such as maintenance problems or harassment if you give the landlord and the LTB advance notice. If you plan to raise other issues, you must give the landlord and the LTB a written description of each issue at least seven days before the hearing. Include details such as a description of the issue, when it began, and when you told your landlord. You can use a LTB form for this purpose. You must also give a copy of all your evidence to support your case to the landlord and the LTB at least seven days before the hearing. If the LTB accepts your evidence, the LTB may order the landlord to pay you money. If you owe arrears of rent, this may reduce the amount you owe.</p>
<p>After the hearing</p>	<p>The LTB will make a decision and issue an order that will be sent to you by mail. The order will tell you what the LTB decided, including what you have to pay. You should read the order to be sure it is correct and that you understand it.</p>
<p>For more information: You can contact the Landlord and Tenant LTB at 416-645-8080 or toll-free at 1-888-332-3234 or visit the LTB's website at tribunalsontario.ca/LTB.</p>	



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REASONS FOR YOUR APPLICATION

I am applying for an order to:

- end the tenancy and evict the tenant;
- collect the rent the tenant owes me up to the date they move out of the rental unit;
- collect charges related to NSF cheques the tenant gave me (if applicable);

The tenant must be in possession of the rental unit when you file this application.

Is the tenant still in possession of the rental unit?	Yes
The tenant is required to pay rent by month, week, or other (specify):	Month
If "other", please specify:	
The current rent is:	\$600.00
Did you collect a rent deposit from the tenant?	Yes
The amount of rent currently on deposit	\$600.00
The date the rent deposit was collected	2024-02-01
The last rental period for which the tenant was paid interest on the rent deposit:	-

DETAILS OF THE LANDLORD'S CLAIM

Rent Owning

I have calculated the amount of rent the tenant owes me as follows:

Rental period from:	2024-03-01
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Rental period to:	2024-03-31
Rent charged:	\$600.00
Rent paid:	\$0.00
Rent owing:	\$600.00
Rental period from:	2024-04-01
Rental period to:	2024-04-30
Rent charged:	\$600.00
Rent paid:	\$0.00
Rent owing:	\$600.00
NSF Cheque Charges Total NSF charges owing: \$0	

TOTAL AMOUNT OWING	
Total Rent Owing:	\$1,200.00
Total NSF cheque related charges owing:	\$0.00
Application Fee:	\$186.00
Total Charge(s):	\$1,386.00



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**Application to End a Tenancy and Evict a Tenant
or Collect Money**

FORM L2

(Disponible en français)

IS THE TENANT STILL IN POSSESSION OF THE RENTAL UNIT?

The tenant must be in possession of the rental unit when you file this application, unless you are applying for Reason 2 (because you believe the tenant abandoned the rental unit).

The tenant is still in possession of the rental unit:

Yes

TOTAL AMOUNT TENANT OWES

Total NSF charges owing:	\$0.00
Total Utility Cost Owing:	\$0.00
Total costs for damages owing:	\$0.00
Total costs relating to substantial interference owing:	\$0.00
Total costs for misrepresentation of income:	\$0.00
Application Fee:	\$186.00
Total:	\$186.00

If the tenant moved out of the rental unit in the past year and you want to collect money you believe the former tenant owes, you may be able to file an [Application to Collect Money a Former Tenant Owes](#) (Form L10).

REASONS TO END TENANCY



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I am applying to evict the tenant because:		
REASON 1: I gave the tenant one of the following Notices to End your Tenancy.		<input checked="" type="checkbox"/>
The following notice(s) were given to the tenant for which this application is based on.		
Notice N5	Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding	<input checked="" type="checkbox"/>
Notice N5 (2nd)	Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding	<input type="checkbox"/>
Notice N6	Notice to End your Tenancy for Illegal Acts or Misrepresenting Income in a Rent-Geared-to-Income Rental Unit	<input type="checkbox"/>
Notice N7	Notice to End your Tenancy for Causing Serious Problems in the Rental Unit or Residential Complex	<input checked="" type="checkbox"/>
Notice N8	Notice to End your Tenancy at the End of the Term	<input type="checkbox"/>
Notice N12	Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit	<input type="checkbox"/>
Notice N13	Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use	<input type="checkbox"/>
What is the termination date in the notice you selected above?		2024-05-15
REASON 2: I believe the tenant abandoned the rental unit.		<input type="checkbox"/>
The tenant must owe arrears of rent for the LTB to determine that the tenant abandoned the rental unit.		
Why do you believe the tenant abandoned the rental unit?		
REASON 3: The tenant occupies a superintendent's unit and their		



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employment as superintendent ended.	<input type="checkbox"/>
The tenant's employment ended on:	

APPLYING TO COLLECT MONEY THE TENANT MAY OWE YOU

I am applying for an order to collect money the tenant owes:
Note: this application cannot be used to collect money for rent arrears the tenant may owe.

REASON 1: The tenant must pay for each day they stay in the rental unit after the termination date in the notice of termination.	<input checked="" type="checkbox"/>
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REASON 2: The tenant must pay the bank charges and related administration charges for NSF cheques the tenant gave me. Note: the maximum administration charge you can claim for each cheque is \$20.00	<input type="checkbox"/>
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I have calculated the amount of NSF bank charges and my related administration charges the tenant owes me as follows:

The total amount the tenant owes for NSF cheques is:	\$0.00
Total NSF related charges owing:	\$0.00

INFORMATION ABOUT THE TENANT'S RENT AND RENT DEPOSIT

The following information will help the LTB determine the amount of money the tenant may owe me.

The current rent is:	\$600.00
The tenant is required to pay rent:	Monthly



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If "other", please specify:	
The amount of rent currently on deposit:	\$600.00
The date the rent deposit was collected:	2024-02-01
The last rental period for which the tenant was paid interest on the rent deposit	
REASON 3: The tenant did not pay utility costs (utilities means heat, electricity and water) that they were required to pay under the terms of the tenancy agreement while they were living in the rental unit.	<input type="checkbox"/>
Total of Utility Costs	\$0.00
REASON 4: The tenant or someone else visiting or living in the rental unit willfully or negligently caused damage to the rental unit or residential complex. The tenant must pay the reasonable costs necessary to repair or replace the damaged property.	<input type="checkbox"/>
The reasonable costs I have incurred or will incur to repair or replace the damaged property are:	\$0.00
What were the damages to the property? How did you calculate the costs you are claiming to repair or replace the damaged property?	
REASON 5: The tenant or someone else visiting or living in the rental unit substantially	



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<p>interfered with the landlord's reasonable enjoyment or lawful right, privilege or interest. The tenant must pay the reasonable out-of-pocket expenses I incurred as a result of this conduct.</p> <p>Note: Do not select this reason if the tenant caused damage to the rental unit or residential complex or did not pay utility bills.</p>	<input type="checkbox"/>
<p>The reasonable costs I have incurred are:</p>	<p>\$0.00</p>
<p>How did the tenant or someone else visiting or living in the rental unit substantially interfere with your reasonable enjoyment or lawful right, privilege or interest? Provide details about your expenses and how they are connected to this conduct.</p>	
<p>REASON 6: The tenant lives in a rent-g geared-to-income rental unit and has misrepresented their income or that of family members living in the rental unit. The tenant must pay the additional amount they would have been required to pay had they not misrepresented their income.</p>	<input type="checkbox"/>
<p>The tenant must pay me:</p>	<p>\$0.00</p>
<p>How did you calculate the additional amount you are claiming the tenant owes?</p>	



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ATTACHED DOCUMENTS

DOCUMENT 1	
File Name	Certificate of Service - 20240419 - N7 COS.PDF
Application Type(s):	L2
Document Type:	Certificate of Service
DOCUMENT 2	
File Name	N7 Notice Form & Schedule A - Complete.PDF
Application Type(s):	L2
Document Type:	N7
DOCUMENT 3	
File Name	N5 Notice & Schedule A.PDF
Application Type(s):	L2
Document Type:	N5
DOCUMENT 4	
File Name	Certificate of Service - 20230419 - N5 COS.PDF
Application Type(s):	L2
Document Type:	Certificate of Service
DOCUMENT 5	
File Name	Certificate Of Service - N4.PDF
Application Type(s):	L1
Document Type:	Certificate of Service
DOCUMENT 6	
File Name	N4 - Served.PDF



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Application Type(s):	L1
Document Type:	N4

SIGNATURE

To the best of my knowledge, the information in this form is complete and accurate. I understand that it is an offence under s.234 of the Residential Tenancies Act, 2006 to file false or misleading information in this form.

Who completed the application?	Applicant's Representative
Who signed the application?	Angela Smith
Completed date:	2024-05-03

COLLECTING PERSONAL INFORMATION

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the Residential Tenancies Act, 2006. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's [Access to Records Policy](#) and the Tribunal Adjudicative Records Act, 2019. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at LTB@ontario.ca or our Contact Center at 416-645-8080 or 1-888-332-3234 (toll free).

Important Information from the Landlord and Tenant Board

1. It is an offence under the Residential Tenancies Act, 2006 to file false or misleading information with the Landlord and Tenant Board.
2. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
3. The LTB has Rules of Practice that set out rules related to the application process and Interpretation Guidelines that explain how the LTB might decide specific issues that could come up in an application. You can read the Rules and Guidelines on the LTB website at <https://tribunalsontario.ca/ltb/rules-practice-directions-guidelines/>.



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