



Order under Section 69 Residential Tenancies Act, 2006

Citation: Syed v Malabre, 2024 ONLTB 33552

Date: 2024-05-02

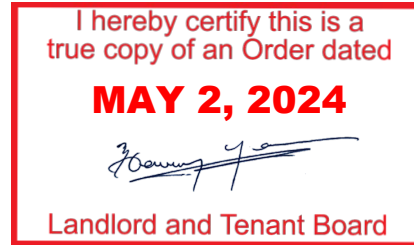
File Number: LTB-L-096041-23

In the matter of: UNIT 24, 165 VETERANS DRIVE
BRAMPTON ON L7A4A1

Between: Munnaza Syed
Amir Gul Syed

And

Dionne Coretta Malabre



Landlord

Tenant

Munnaza Syed and Amir Gul Syed (the 'Landlord') applied for an order to terminate the tenancy and evict Dionne Coretta Malabre (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 1, 2024.

The Landlord's Legal Representative, Mode Abdulaziz m Alturki, and the Tenant attended the hearing.

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 \$2,700.00. It is due on the 15th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 14, 2024 are \$14,200.00.
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 \$2,700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

9. Interest on the rent deposit, in the amount of \$42.53 is owing to the Tenant for the period from September 15, 2023 to May 1, 2024.
10. Upon receipt of this order, the Landlord will make a request to the Sheriff to pre-clear this order, so as to avoid any delays. As the Sheriff is completely separate from the Board, I make no findings or orders with respect to this request.
11. Before the LTB, the parties consented to the following:

It is ordered that on consent:

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:**
 - \$14,386.00 if the payment is made on or before May 14, 2024. See Schedule 1 for the calculation of the amount owing.

OR

 - \$17,086.00 if the payment is made on or before June 14, 2024. See Schedule 1 for the calculation of the amount owing.

OR

 - \$19,786.00 if the payment is made on or before June 16, 2024. 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 June 16, 2024 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 June 16, 2024**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,452.56. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$88.77 per day for the use of the unit starting May 2, 2024 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 June 16, 2024, the Tenant will start to owe interest. This will be simple interest calculated from June 17, 2024 at 7.00% annually on the balance outstanding.

8. If the unit is not vacated on or before June 16, 2024, then starting June 17, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 June 17, 2024.

May 2, 2024
Date Issued



Henry Yeung
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 December 17, 2024 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.

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 May 14, 2024

Rent Owing To May 14, 2024	\$16,200.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Total the Tenant must pay to continue the tenancy	\$14,386.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 14, 2024

Rent Owing To June 14, 2024	\$18,900.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Total the Tenant must pay to continue the tenancy	\$17,086.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 16, 2024

Rent Owing To July 14, 2024	\$21,600.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Total the Tenant must pay to continue the tenancy	\$19,786.00

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

Rent Owing To Hearing Date	\$15,009.09
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Less the amount of the last month's rent deposit	- \$2,700.00
Less the amount of the interest on the last month's rent deposit	- \$42.53
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$10,452.56
Plus daily compensation owing for each day of occupation starting May 2, 2024	\$88.77 (per day)