



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Date: 2024-10-04

File Number: LTB-L-050709-24-IN

In the matter of: 136 THORNDALE RD
BRAMPTON ON L6P0Z6

Between: Ramachandran Kandiah Landlords
Vimalavathy Ramachandran

And

Rajeev Dosaj
Ritu Dosaj
Divyansh Dosaj

Tenants

I hereby certify this is a true copy of an Order dated
Oct 4, 2024
Landlord and Tenant Board

INTERIM ORDER

Ramachandran Kandiah and Vimalavathy Ramachandran (the 'Landlords') applied for an order to terminate the tenancy and evict Rajeev Dosaj, Ritu Dosaj and Divyansh Dosaj (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on September 19, 2024.

The Landlords and the Landlords' Legal Representative Senthilnath Gunaratnam attended the hearing as did the Tenants Rajeev Dosaj and Divyansh Dosaj.

Determinations:

1. There was insufficient time remaining in the hearing block to hear this matter and, as such, the matter had to be adjourned.
2. The Landlords Legal Representative requested an interim order requiring the Tenants to pay the rent in full on the 1st of each month, commencing October 1, 2024, until this matter is resolved or the LTB orders otherwise.
3. The Tenants initially opposed the request on the basis that they are having some financial issues and the Tenants submitted that they were unable to pay off the arrears by October 1, 2024.
4. It was explained to the Tenants that the interim order would only require the Tenants to pay the rent going forward and that a determination has yet to be made with respect to the amount of arrears owed (if any) as claimed in the Landlord's Application.

5. The arrears claimed as of the hearing date were over \$7,100.00. This is a substantial amount and there is no lawful reason for the Tenants to withhold the rent pending the disposition of the Landlord's Application.
6. For these reasons, I find that it is reasonable in the circumstances to order the Tenants to pay rent to the Landlords until this matter is resolved as not doing so would be prejudicial to the Landlords as the arrears are increasing monthly and the Tenants have an obligation to pay their monthly rent.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the LTB.
2. The LTB will send the parties a Notice of Hearing for the next hearing date.
3. The Tenants shall pay the ongoing rent to the Landlords on the 1st day of each month, commencing October 1, 2024, until this matter is resolved or the LTB orders otherwise.
4. If the Tenants do not comply with the requirement to pay the ongoing rent, the Member may refuse to accept or consider the Tenants evidence and submissions.
5. I am not seized.

October 4, 2024
Date Issued



Rachel Gibbons
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.