



**Order under Section 88.2  
Residential Tenancies Act, 2006**

**Citation:** TEYMOURI NIK v ATCHTA, 2024 ONLTB 11970

**Date:** 2024-02-15

**File Number:** LTB-L-031398-22

**In the matter of:** 2420 WINTHROP CRESCENT  
MISSISSAUGA ONTARIO L5K2A7

**Between:** Leila Teymouri Nik

**And**

Shameem Atchta

I hereby certify this is a  
true copy of an Order dated  
**FEB 15, 2024**  
Landlord and Tenant Board

Landlord

Former Tenant

Leila Teymouri Nik (the 'Landlord') applied for an order requiring Shameem Atchta (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs and rent they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 3, 2024. The Landlord, the Landlord's legal representative, S. Emam, the Tenant, and the Tenant's legal representative, Z. Atcha attended the hearing.

**Determinations:**

1. The parties came before me and requested to resolve the application with the following consent.

**It is ordered that:**

1. The Former Tenant shall pay to the Landlord \$2,996.31, which represents the reasonable out-of-pocket expenses the Landlord incurred as a result of the unpaid utility costs, unpaid rent due under the tenancy agreement and costs.
2. If the Former Tenant does not pay the Landlord the full amount owing on or before February 15, 2024, the Former Tenant will start to owe interest. This will be simple interest calculated from February 16, 2024 at 7.00% annually on the balance outstanding.

**February 15, 2024**

**Date Issued**

**Curtis Begg**

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.