



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Randhawa v Abd bafotovvat, 2024 ONLTB 59296

**Date:** 2024-08-12

**File Number:** LTB-L-030062-24

**In the matter of:** 396327 5TH LINE  
MELANCTHON ON L9V1P9

I hereby certify this is a  
true copy of an Order dated  
**AUG 12, 2024**  
  
Landlord and Tenant Board

**Between:** Daljeet Randhawa

Landlord

**And**

Amir Abd bafotovvat  
Sareh Mousavi asl

Tenants

Daljeet Randhawa (the 'Landlord') applied for an order to terminate the tenancy and evict Amir Abd bafotovvat and Sareh Mousavi asl (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was mediated by video conference on August 1, 2024. The Landlord and the Tenants attended the hearing. The parties elected to participate in LTB facilitated mediation with the assistance of Sarah Visnovec, a Dispute Resolution Officer, with the Landlord and Tenant Board.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

**Agreed facts:**

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$4,000.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$131.51. This amount is calculated as follows: \$4,000.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to August 31, 2024, are \$24,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$500.00 from the Tenants 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.

8. Interest on the rent deposit, in the amount of \$12.57 is owing to the Tenants for the period from August 1, 2023, to August 1, 2024.
9. The Tenants will leave the chicken coop and leave the barn as it is.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$24,186.00 if the payment is made on or before August 20, 2024. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after August 20, 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 Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before August 20, 2024.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$19,804.94. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$131.51 per day for the use of the unit starting August 2, 2024 until the date the Tenants moves out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before August 23, 2024, the Tenants will start to owe interest. This will be simple interest calculated from August 24, 2024 at 7.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 20, 2024, then starting August 21, 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 August 21, 2024.

**August 12, 2024**  
**Date Issued**

*Sarah Visnovec*  
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Sarah Visnovec  
Hearings Officer, 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 February 21, 2025 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 August 20, 2024**

Rent Owing To August 31, 2024	\$24,000.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total the Tenant must pay to continue the tenancy</b>	<b>\$24,186.00</b>

**B. Amount the Tenant must pay if the tenancy is terminated**

Rent Owing To Hearing Date	\$20,131.51
Application Filing Fee	\$186.00
NSF Charges	\$0.00
<b>Less</b> the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
<b>Less</b> the amount the Tenant paid into the LTB since the application was filed	- \$0.00
<b>Less</b> the amount of the last month's rent deposit	- \$500.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$12.57
<b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
<b>Less</b> the amount of the credit that the Tenant is entitled to	- \$0.00
<b>Total amount owing to the Landlord</b>	<b>\$19,804.94</b>
Plus daily compensation owing for each day of occupation starting August 2, 2024	\$131.51 (per day)