



## Order under Section 78(6) Residential Tenancies Act, 2006

**Citation:** Jin v Faiadh, 2024 ONLTB 51109

**Date:** 2024-07-17

**File Number:** LTB-L-052453-24

**In the matter of:** 21 COLLIP PL  
NORTH YORK ON M4A0A3

**Between:** Hong Jin Landlords  
Ming Xie

**And**

Ammar Faiadh Tenant

I hereby certify this is a  
true copy of an Order dated  
**July 17, 2024**  
  
Landlord and Tenant Board

Hong Jin and Ming Xie (the 'Landlords') applied for an order to terminate the tenancy and evict Ammar Faiadh (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on July 2, 2024, with respect to application LTB-L-015803-24.

This application was decided without a hearing being held.

**Determinations:**

1. The order provides that the Landlords can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following conditions specified in the order:

**The Tenant failed to pay to the Landlords an arrears payment of \$206.00 in full and on time, on or before July 1, 2024.**

**The Tenant failed to pay to the Landlords new rent in full and on time, on or before July 1, 2024.**

3. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenant to make payments by specific due dates. Accordingly, in addition to eviction, the Landlords are entitled to request an order for the payment of arrears owing.

4. The Tenant was required to pay \$19,206.00 for rent arrears, any NSF charges the Landlords incurred and the application filing fee in the previous order. The amount that is still owing from that order is \$19,206.00 and that amount is included in this order. This order replaces order LTB-L-015803-24.
5. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from July 1, 2024, to July 31, 2024.
6. The Landlords collected a rent deposit of \$3,800.00 from the Tenant and this deposit is still being held by the Landlords.
7. Interest on the rent deposit is owing to the Tenant for the period from December 21, 2023, to July 17, 2024.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
9. The Landlords are entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$124.93. This amount is calculated as follows: \$3,800.00 x 12, divided by 365 days.

**It is ordered that:**

1. Order LTB-L-015803-24 is cancelled.
2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 28, 2024.
3. If the unit is not vacated on or before July 28, 2024, then starting July 29, 2024, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 29, 2024.
5. The Tenant shall pay to the Landlords \$17,475.15\*. **(Less any payments made by the Tenant after this application was filed on July 2, 2024).** This amount represents the rent owing up to July 17, 2024, and the cost of filing the previous application and unpaid NSF charges, less the rent deposit and interest the Landlords owe on the rent deposit.
6. The Tenant shall also pay to the Landlords \$124.93 per day for compensation for the use of the unit starting July 18, 2024, to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before July 28, 2024, the Tenant will start to owe interest. This will be a simple interest calculated from July 29, 2024, at 7.00% annually on the balance outstanding.

**July 17, 2024**  
**Date Issued**



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James McMaster  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,  
Toronto ON M7A 2G6

The Tenant has until July 27, 2024, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by July 27, 2024, the order will be stayed, and the LTB will schedule a hearing.

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 January 29, 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.

\* Refer to the attached Summary of Calculations.

### Summary of Calculation

#### Amount the Tenant must pay the Landlords:

Reason for amount owing	Period	Amount
Amount owing from previous order	Up to June 30, 2024	\$19,206.00
New Arrears	July 1, 2024, to July 17, 2024	\$2,123.81
Less the rent deposit:		-\$3,800.00
Less the interest owing on the rent deposit	December 21, 2023, to July 17, 2024	-\$54.66
Plus, daily compensation owing for each day of occupation starting July 18, 2024		\$124.93 (per day)
<b>Total the Tenant must pay the Landlords:</b>		<b>\$17,475.15 + \$124.93 per day starting July 18, 2024</b>