



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-061948-24

In the matter of: APT/UNIT 2, 205 FIRST ST E
CORNWALL ON K6H1K9

Between: SHABBIR DARESHANI
SITARA DARESHANI

And

MARK LEVEBRE

I hereby certify this is a
true copy of an Order dated
MAR 13, 2025
Landlord and Tenant Board

Landlord

Tenant

SHABBIR DARESHANI and SITARA DARESHANI (the 'Landlord') applied for an order to terminate the tenancy and evict MARK LEVEBRE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on March 5, 2025.

Only the Landlord, the Landlords Legal Representative, Lisa Duchene, and the Landlord's Agent, Farrukh Dareshani, attended the hearing.

As of 9:58 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

L1 Application

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. Due to safety issues created by the Tenant, the rental unit is subject to a do not occupy order under clause 21(2)(b) of the *Fire Protection and Prevention Act, 1997*, SO 1997, c 4 (the "DNO Order") and the Tenant is not living there currently. However, the Tenant's belongings remain in the rental unit and are accessible to him under the supervision of the fire

department if he wishes to access them. The Tenant has given no indication to the Landlord that he has vacated the unit or does not wish to continue his tenancy.

3. The lawful rent is \$650.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$21.37. This amount is calculated as follows: \$650.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2025 are \$7,150.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord is seeking termination of the tenancy as the rent arrears are substantial and the Tenant has not made any payments for a significant period of time. Additionally, due to the safety issues created by the Tenant at the rental unit, the Landlord is being subjected to fines that they are not able to afford. The Landlord seeks possession of the rental unit as soon as possible to remedy the situation and stop further fines from being issued.
10. The Tenant did not attend to give evidence as to their personal circumstances and the Landlord's Legal Representative was aware of none, other than noting that the Tenant is not currently able to live in the rental unit due to the DNO Order.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

L2 Application

12. At the hearing, the Landlord sought to withdraw the L2 application related to serious impairment of safety and I consented to this request.

It is ordered that:

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:**
 - \$7,336.00 if the payment is made on or before March 24, 2025. 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 March 24, 2025 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 March 24, 2025.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,792.85. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$21.37 per day for the use of the unit starting March 6, 2025 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 March 24, 2025, the Tenant will start to owe interest. This will be simple interest calculated from March 25, 2025 at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 24, 2025, then starting March 25, 2025, 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 March 25, 2025.

March 13, 2025
Date Issued

Benjamin Seigel
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 September 25, 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 March 24, 2025

Rent Owing To March 31, 2025	\$7,150.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$7,336.00

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

Rent Owing To Hearing Date	\$6,606.85
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$6,792.85
Plus daily compensation owing for each day of occupation starting March 6, 2025	\$21.37 (per day)