



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

**File Number: LTB-L-042032-24**

**In the matter of:** Basement, 136 ORIOLE DR  
HOLLAND LANDING ON L9N1G9

**Between:** Sina Ahmari

**And**

Filiz Bulus  
Mahmut Bulus

I hereby certify this is a  
true copy of an Order dated  
**MAR 24, 2025**  
*Siniposhkova*  
Landlord and Tenant Board

Landlord

Tenant

Sina Ahmari (the 'Landlord') applied for an order to terminate the tenancy and evict Filiz Bulus and Mahmut Bulus (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2025.

The Landlord, the Landlord's Legal Representative Alireza Hesami, the Tenants, and the Tenants' Interpreter Mehmet Adilak attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

**Preliminary Issues:**

1. The Tenant requested to raise issues under section 82(1) of the *Residential Tenancies Act* (2006) (the 'Act'). However, it was undisputed that the Tenant failed to pay ongoing rent as required by the Board's interim order dated September 23, 2024. The Tenant explained that, because the application was not fully resolved, he did not believe he needs to pay rent. I did not find this explanation to be reasonable and therefore declined to accept the Tenant's evidence regarding section 82(1) issues.

**Determinations:**

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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on January 31, 2025.
4. The lawful rent is \$1,850.00. It was due on the 12th day of each month.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2025 are \$24,266.40.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,850.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$22,602.40. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 4, 2025, the Tenant will start to owe interest. This will be simple interest calculated from April 5, 2025 at 5.00% annually on the balance outstanding.

**March 24, 2025**  
**Date Issued**

*Sinipostolova*

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Kate Sinipostolova  
Member, Landlord and Tenant Board

15 Grosvenor St, 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.

**Schedule 1  
SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay as the tenancy is terminated**

Rent Owing To Move Out Date	\$24,266.40
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	- \$1,850.00
<b>Less</b> the amount of the interest on the last month's rent deposit	- \$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 amount owing to the Landlord</b>	<b>\$22,602.40</b>