



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-032605-25

In the matter of: UPPER UNIT, 20 LIVELY WAY
WHITBY ON L1R0S3

Between: ADNAN ALI
AAMIR ASHIQ ALI LALANI
LAILA AAMIR LALANI
HINA ADNAN

And

SHAUTAI ROPER

I hereby certify this is a
true copy of an Order dated

JUN 25, 2025

Landlord and Tenant Board

Landlords

Tenant

ADNAN ALI, AAMIR ASHIQ ALI LALANI, LAILA AAMIR LALANI and HINA ADNAN (the 'Landlords') applied for an order to terminate the tenancy and evict SHAUTAI ROPER (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses incurred as result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (L2 Application)

This application was heard by videoconference on June 16, 2025.

Only the Landlords Adnan Ali, Aamir Ashiq Ali Lalani and the Landlord's Legal Representative Prem Naryan attended the hearing.

As of 2:31 PM, 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 – Non-Payment of Rent

1. The Landlords 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.

3. The lawful rent is \$2,900.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$95.34. This amount is calculated as follows: \$2,900.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,000.00 to the Landlords since the application was filed.
6. The rent arrears owing to June 30, 2025 are \$15,483.11.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,900.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$112.62 is owing to the Tenant for the period from November 27, 2023 to June 16, 2025.

L2 Application – Persistent Late Payment of Rent and Unpaid Utility Costs

10. The Landlords' Legal Representative advised at the start of the hearing that the Landlords were only proceeding with their L1 Application, and sought to withdraw their L2 application and I consented to the request.

Relief from Eviction

11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. The Tenant did not attend the hearing to provide submissions regarding their circumstances and the Landlords' Legal Representative was unaware of any circumstances to consider with respect to relief from eviction.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$15,669.11 if the payment is made on or before June 30, 2025. See Schedule 1 for the calculation of the amount owing.

OR

- \$18,569.11 if the payment is made on or before July 6, 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 July 6, 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 July 6, 2025.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,281.93. 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 Landlords owe on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
 6. The Tenant shall also pay the Landlords compensation of \$95.34 per day for the use of the unit starting June 17, 2025 until 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 6, 2025, the Tenant will start to owe interest. This will be simple interest calculated from July 7, 2025 at 5.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before July 6, 2025, then starting July 7, 2025, the Landlords 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 Landlords on or after July 7, 2025.

June 25, 2025
Date Issued



Sean Ramage
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 of the Tenant expires on January 7, 2026 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 June 30, 2025

Rent Owing To June 30, 2025	\$17,483.11
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
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	\$15,669.11

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 6, 2025

Rent Owing To July 31, 2025	\$20,383.11
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
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	\$18,569.11

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

Rent Owing To Hearing Date	\$16,108.55
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
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	- \$2,900.00
Less the amount of the interest on the last month's rent deposit	- \$112.62
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	\$11,281.93
Plus daily compensation owing for each day of occupation starting June 17, 2025	\$95.34 (per day)