



MAR 24, 2025

Landlord and Tenant Board

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

Citation: Hashmi v Spontaneo, 2025 ONLTB 22497

Date: 2025-03-24

File Number: LTB-L-072901-24

In the matter of: 10, 8305 MCLAUGHLIN RD
BRAMPTON ON L6Y5G3

Between: Aneeq Javed Hashmi Landlord

And

Sean Spontaneo Tenant

Aneeq Javed Hashmi (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Spontaneo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 6, 2025.

The Landlord's Representative, Alisa Burke, the Landlord, the Tenant's Representative, Edward Wallerstein, and the Tenant attended the hearing.

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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,460.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$80.88. This amount is calculated as follows: \$2,460.00 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 February 6, 2025, are \$26,650.00.
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 \$2,400.00 from the Tenant 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.
9. Interest on the rent deposit, in the amount of \$178.52 is owing to the Tenant for the period from February 17, 2022, to February 6, 2025.

10. It is not contested that the Tenant had declared bankruptcy on April 5, 2024. The arrears claimed in this application start from April 6, 2024, until the hearing date. A previous order, LTB-L-089630-23, dealt with arrears up until April 5, 2024, however that order was stayed because of the Tenant's bankruptcy, as is required under section 69(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985.
11. At the hearing, the parties were instructed to make any written submissions regarding relief for eviction, under section 83 of the *Residential Tenancies Act*, 2006, (the 'Act'). A deadline of February 24, 2025, was imposed on the parties. My instructions were clear at the hearing, both in what expectations were regarding their written submissions, and how they were to be submitted both to the Board and the opposing party. At the hearing, both legal representatives confirmed that they understood my instructions. As of the drafting of this order, only the Landlord has made submissions to the Board.
12. Since the Tenant did not make any submissions to address relief from eviction, despite having been given instructions at the hearing to do so, I find that the Tenant has waived this opportunity and chose not to make any written submissions.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

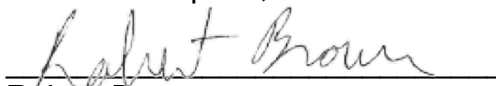
1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$29,296.00 if the payment is made on or before March 31, 2025. See Schedule 1 for the calculation of the amount owing.

OR

 - \$31,756.00 if the payment is made on or before April 4, 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 April 4, 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 April 4, 2025.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$ 22,282.74. 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 Tenant. See Schedule 1 for the calculation of the amount owing.

6. The Tenant shall also pay the Landlord compensation of \$80.88 per day for the use of the unit starting February 7, 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 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.
8. If the unit is not vacated on or before April 4, 2025, then starting April 5, 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 April 5, 2025.

March 24, 2025
Date Issued


Robert Brown
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 October 5, 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 31, 2025

Rent Owing to March 31, 2025	\$ 29,110.00
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 of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$ 29,296.00

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 4, 2025

Rent Owing to April 4, 2025	\$ 31,570.00
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 of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$ 31,756.00

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

Rent Owing to Hearing Date	\$ 24,675.26
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 of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$178.52
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$ 22,282.74
Plus daily compensation owing for each day of occupation starting February 7, 2025	\$80.88 (per day)