



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

JUL 24, 2025

Landlord and Tenant Board

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

Citation: FABIAN v NAMMARI, 2025 ONLTB 55808

Date: 2025-07-24

File Number: LTB-L-031577-25

In the matter of: 2011, 88 BLUE JAYS WAY
TORONTO ON M5V0L7

Between: Brian Fabian Landlord

And

Khadija Nammari Tenant

Brian Fabian (the 'Landlord') applied for an order to terminate the tenancy and evict Khadija Nammari (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord and their legal representative, Ravis Mohebbian, and the Tenant's agent, Hasnaa Scally, and the Tenant's legal representative, Kristin Markoff, 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 \$2,350.00. It is due on the 18th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$77.26. This amount is calculated as follows: \$2,350.00 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 July 17, 2025 are \$9,400.00.
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 \$2,350.00 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 \$44.42 is owing to the Tenant for the period from October 14, 2024 to July 16, 2025.

10. 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 not be unfair to postpone the eviction until August 24, 2025 pursuant to subsection 83(1)(b) of the Act.
11. The Tenant's agent provided financial information in support of a proposed payment plan, however they did not have details of several relevant items and had no satisfactory explanation for the lack of any payment since the application was filed. In my view the incomplete information provided by the Tenant's agent does not support a finding of a viable payment plan.
12. The Tenant's agent submits that the Tenant requires 30-60 days to vacate if a payment plan is not accepted, however the Tenant's legal representative says that at least 90 days is required. I accept that the Tenant has medical conditions which require specialist treatment which is located in a certain neighbourhood which will restrict relocation and that the Tenant may need additional time to transition to a new unit because of their medical conditions.

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:**
 - \$11,936.00 if the payment is made on or before August 17, 2025. See Schedule 1 for the calculation of the amount owing.

OR

 - \$14,286.00 if the payment is made on or before August 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 August 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 August 24, 2025.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,082.12. 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 \$77.26 per day for the use of the unit starting July 17, 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 August 24, 2025, the Tenant will start to owe interest. This will be simple interest calculated from August 25, 2025 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 24, 2025, then starting August 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 August 25, 2025.

July 24, 2025
Date Issued


Dawn Carr
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 February 25, 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 August 17, 2025

Rent Owing To August 17, 2025	\$11,750.00
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
Total the Tenant must pay to continue the tenancy	\$11,936.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 24, 2025

Rent Owing To September 17, 2025	\$14,100.00
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
Total the Tenant must pay to continue the tenancy	\$14,286.00

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

Rent Owing To Hearing Date	\$9,290.54
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	- \$2,350.00
Less the amount of the interest on the last month's rent deposit	- \$44.42
Total amount owing to the Landlord	\$7,082.12
Plus daily compensation owing for each day of occupation starting July 17, 2025	\$77.26 (per day)