



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

File Number: LTB-L-082552-25

In the matter of: 405, 3100 ERINDALE STATION RD
MISSISSAUGA ON L5C1Y4

Between: Globe Masonry Contractors Limited care of Landlord
Bert F. Grant Mgt Ltd

And

Ronald Matabilas Tenant
Liza Gumban

Globe Masonry Contractors Limited care of Bert F. Grant Mgt Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Ronald Matabilas and Liza Gumban (hereafter collectively referred to as the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 11, 2025.

Only the Landlord's Agent, Jana Komisar, and the Landlord's Legal Representative, Jeff Shabes, attended the hearing.

As of 9:30am, 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:

Arrears of Rent

1. On September 16, 2025, the Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (the 'the N4 Notice'), as it appears from the certificate of service dated September 16, 2025 (DOC-6969294). 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 \$1,616.08. It is due on the first (1st) day of each month.

4. Based on the monthly rent, the daily rent/compensation is \$53.13. This amount is calculated as follows: \$1,616.08 x 12, divided by 365 days.
5. The Tenant has paid \$4,675.50 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025, are \$1,464.86.
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 \$1,554.57 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 \$17.46 is owing to the Tenant for the period from July 1, 2025, to December 11, 2025.

Relief from Eviction

10. The Landlord sought the termination of the tenancy due to the amount of the rent arrears. The Landlord has attempted to negotiate with the Tenant an agreement including terms of payment for the Tenant's arrears, but the Tenant was not responsive to the Landlord's overtures.
11. The Tenant was not present to submit their circumstances for the Board to consider delaying or denying the eviction, and the Landlord was unaware of any factors to consider with respect to relief from eviction.
12. 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, along with the Tenant's payment history since the filing of the application, and find that it would not be unfair to postpone the eviction until January 31, 2026, pursuant to subsection 83(1)(b) of the Act.
13. Indeed, the Tenant has made consistent efforts to pay the Landlord the ongoing rent since the filing of the application.
14. The delayed eviction date will allow the Tenant additional time to seek financial assistance in order to pay the arrears and continue the tenancy. In the alternative, the Tenant will have additional time to search for new housing accommodations.
15. The prejudice to the Landlord is minimized as the Landlord holds a last month's rent on deposit and the extension is not prolonged.

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:**
 - \$3,266.94 if the payment is made on or before January 31, 2026. 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 January 31, 2026, 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 January 31, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$952.82. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$53.13 per day for compensation for the use of the unit starting December 12, 2025, until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 February 1, 2026.

January 5, 2026
Date Issued

Alexandre Traboulsi
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 August 1, 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 January 31, 2026

Rent Owing To January 31, 2026	\$7,756.44
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,675.50
Total the Tenant must pay to continue the tenancy	\$3,266.94

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

Rent Owing To Hearing Date	\$5,108.71
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,675.50
Less the amount of the last month's rent deposit	- \$1,554.57
Less the amount of the interest on the last month's rent deposit	- \$17.46
Total amount owing to the Landlord	\$(952.82)
Plus daily compensation owing for each day of occupation starting December 12, 2025	\$53.13 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	