



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083214-25

In the matter of: 1506, 150 ROEHAMPTON AVE
TORONTO ON M4P0A2

Between: Minto Apartment Limited Partnership Landlord

And

Georges Emmanuel Ezaley Tenant

Minto Apartment Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Georges Emmanuel Ezaley (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

Only the Landlord's legal representative, Faith McGregor, a licensed paralegal, attended the hearing.

As of 9:53 a.m., 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:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, I have granted termination of the tenancy.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On September 26, 2025, the Landlord gave the Tenant an N8 notice of termination effective December 31, 2025. The notice of termination contains the following allegation: that the Tenant has paid the rent late 12 of the 12 months during the period October 2024 through September 2025.

4. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent for October 2024 was paid on November 5th, the rent for November was paid on December 3rd, the rent for December was paid on January 3rd. The rent for January 2025 was paid on February 3rd, the rent for March was paid on April 2nd, the rent for April was paid on May 5th, the rent for May and June was paid on July 6th. The rent for July was paid on September 15th. The rent for August and September had not been paid as at the date of the delivery of the N8.
5. After delivery of the N8, the Tenant paid the rent for August and September in October and did not pay the rent in full for November or December.
6. The Landlord has filed an L1 (LTB-L-094288-25) which is scheduled to be heard on February 2, 2026. The Landlord's representative asked that the issues of daily compensation and the last month's rent deposit be deferred to that hearing.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. 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. In particular I have considered that there are substantial arrears of rent owing, and the Tenant did not attend the hearing despite being served by the LTB.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 17, 2026.
2. If the unit is not vacated on or before January 17, 2026, then starting January 18, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 January 18, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the amount owing on or before January 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 18, 2026 at 4.00% annually on the balance outstanding.

January 6, 2026
Date Issued

Christina Budweth
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 July 18, 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.