



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

File Number: LTB-L-093258-25

In the matter of: 2299 YORKTOWN CIR
MISSISSAUGA ON L5M5Y1

Between: NANDAKISHORE RAMKUMAR Landlords
SATBIR CHEEMA
WATSON PROPERTY MANAGEMENT LTD

And

RYAN DREPAUL Tenants
RUTH DREPAUL
DAVID DREPAUL
SEETA HAWKINS

NANDAKISHORE RAMKUMAR, SATBIR CHEEMA and WATSON PROPERTY MANAGEMENT LTD (the 'Landlords') applied for an order to terminate the tenancy and evict RYAN DREPAUL, RUTH DREPAUL, DAVID DREPAUL and SEETA HAWKINS (the 'Tenants') because:

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

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on December 18, 2025.

Only the Landlords' Nandakishore Ramkumar, Satbir Cheema and the Landlords' legal representative, E. Spalvieri, attended the hearing.

As of 1:56 p.m., the Tenants were 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 Landlords' evidence.

Determinations:

L1 Application – Arrears of Rent

1. The Landlord advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending December 31, 2025.
2. The Landlords' application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

L2 Application – Persistent Late Payment of Rent

3. The Landlords also filed an application pursuant to section 58(1) of the *Residential Tenancies Act, 2006*, the ("Act").
4. On October 19, 2025, the Landlords served the Tenants with an N8 notice of termination with a termination date of December 31, 2025. The N8 notice alleges that the Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. Between June 2024 and October 2025, the Tenants paid their rent late 17 times. After the N8 notice was issued, the Tenants continued to persistently pay their rent late.
5. Based on the uncontested evidence before me, on a balance of probabilities, I am satisfied that the Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The rent has been paid late 19 times in the past 19 months. The pattern of late payments is unmistakable and persistent.
6. The Landlords incurred a cost of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from Eviction

7. Based on the uncontested evidence before me, 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. The Tenants were not present to make submission on any relief sought.

It is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 19, 2026.
2. If the unit is not vacated on or before January 19, 2026, then starting January 20, 2026, the Landlords 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 Landlords on or after January 20, 2026.
4. The Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlords the full amount owing on or before January 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 20, 2026 at 4.00% annually on the balance outstanding.

January 8, 2026

Date Issued

Mayra Sawicki

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 Tenants expires on July 20, 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.