



Order under Section 69 Residential Tenancies Act, 2006

Citation: Strano Property Management v Cumberbatch, 2026 ONLTB 1066

Date: 2026-01-08

File Number: LTB-L-084497-25

In the matter of: 1285 HURON ST
LONDON ON N5Y4L6

Between: Strano Property Management

Landlord

And

Ramal Cumberbatch

Tenant

Strano Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ramal Cumberbatch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Agent, Nathalie Ramirez, 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 \$1,955.89. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$64.30. This amount is calculated as follows: \$1,955.89 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. It was undisputed that the rent arrears owing to December 31, 2025, are \$15,647.12.
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 \$1,760.00 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 \$164.45 is owing to the Tenant for the period from September 16, 2020, to December 18, 2025.

Relief from eviction

10. The Tenant testified that he did not currently have the income to preserve the tenancy and instead was seeking additional time to either pay the arrears or to move from the rental unit. The Tenant testified that he was in an accident in 2023 that left him with several severe medical conditions that would greatly impact his ability to move and have left him unable to work.
11. The Tenant testified that these conditions have also left him tied up in litigation before other tribunals. The Tenant testified that he expects to receive back pay that he believes will be sufficient to cover any arrears. The Tenant was seeking at least 60 days in light of his medical conditions; however the Tenant would have preferred a delayed eviction to the end of March 2026.
12. The Landlord's Agent did not object to the Tenant seeking a delayed eviction as the property was being taken over by new Landlord as of January 1, 2026.
13. I am satisfied that the Tenant should be granted a delayed eviction in light of his medical circumstances. However, I am not satisfied that delaying the end of March 2026 is fair to the Landlord. There is a last month's rent deposit which will minimize some of the prejudice, however the Tenant cannot afford the tenancy, and the arrears will continue to accrue. In light of this, the end of February 2026 is as long as I find fair in the circumstances.
14. As such, 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 February 28, 2026 pursuant to subsection 83(1)(b) 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:**
 - \$17,789.01 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$19,744.90 if the payment is made on or before February 28, 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 February 28, 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 February 28, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$13,110.18. 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 \$64.30 per day for the use of the unit starting December 19, 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 February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, 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 March 1, 2026.

January 8, 2026
Date Issued

Nicole Pedron
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 September 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	\$17,603.01
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$17,789.01

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$19,558.90
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$19,744.90

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

Rent Owing To Hearing Date	\$14,848.63
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,760.00
Less the amount of the interest on the last month's rent deposit	- \$164.45
Total amount owing to the Landlord	\$13,110.18
Plus daily compensation owing for each day of occupation starting December 19, 2025	\$64.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	