



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

File Number: LTB-L-046177-25

In the matter of: 5, 318 PATRICIA AVENUE
KITCHENER ON N2M1K1

Between: GREENWIN CORP

Landlord

And

RAHEN COJER
ABDULRAZAQ ABDULRAHIM

Tenant

GREENWIN CORP (the 'Landlord') applied for an order to terminate the tenancy and evict RAHEN COJER and ABDULRAZAQ ABDULRAHIM (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 21, 2025.

The Landlord's Legal Representative Sean Beard and both Tenants 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 \$1,599.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.57. This amount is calculated as follows: \$1,599.00 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 August 31, 2025, are \$6,396.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Tenants agreed with the amount of arrears sought by the Landlord.

9. The Landlord collected a rent deposit of \$1,599.00 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.
10. Interest on the rent deposit, in the amount of \$16.87 is owing to the Tenant for the period from March 1, 2025 to August 1, 2025.
11. I directed the parties to make submissions regarding the issue of eviction. The Landlord requested that the Board issue an 11-day standard order for eviction. In response, the Tenants advised that their combined monthly income is approximately \$1,900.00 before taxes, while the monthly rent obligation is \$1,600.00. In addition to rent, the Tenants incur further expenses for utilities and essential services, including water, electricity, Wi-Fi, transportation (Presto card), cellphone, and insurance, which collectively amount to approximately \$529.00 per month. Based on these figures, the Tenants are operating at a financial deficit each month.
12. The Tenants did not present any concrete proposal for a repayment plan and repeatedly stated that they were "not sure where to go." Furthermore, the Tenants have not demonstrated any effort to make good faith payments toward the arrears, nor have they attempted to negotiate or arrange a payment plan with the Landlord. This lack of initiative, combined with their ongoing financial shortfall, strongly suggests that the Tenants are unable to maintain this tenancy. On the evidence before me, it appears that the Tenants can no longer sustain living in the rental unit, and eviction is the likely and reasonable outcome under these circumstances.
13. 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 and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) 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:**
 - \$14,577.00 if the payment is made on or before January 18, 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 18, 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 18, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,419.70. 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 \$52.57 per day for the use of the unit starting August 2, 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 January 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 19, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 18, 2026, then starting January 19, 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 January 19, 2026.

January 7, 2026
Date Issued

Anthony Bruno
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 July 19, 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 18, 2026

Rent Owing To January 31, 2026	\$14,391.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$14,577.00

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

Rent Owing To Hearing Date	\$4,849.57
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,599.00
Less the amount of the interest on the last month's rent deposit	- \$16.87
Total amount owing to the Landlord	\$3,419.70
Plus daily compensation owing for each day of occupation starting August 2, 2025	\$52.57 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	