



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082204-25

In the matter of: 0803, 90 TYNDALL AVE
TORONTO ON M6K2E6

Between: Rane Management Landlord

And

Darren James Perera Tenant

Rane Management (the 'Landlord') applied for an order to terminate the tenancy and evict Darren James Perera (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2026.

Only the Landlord's Representative, Ilana Glickman, attended the hearing.

As of 11:55a.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. 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 \$1,688.08. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.50. This amount is calculated as follows: \$1,688.08 x 12, divided by 365 days.
5. The Tenant has paid \$4,688.08 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025, are \$2,864.04.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from eviction

8. The Landlord's Representative provided that the parties had reached an agreement for a payment plan and that the Landlord was still open to honouring the terms of the agreement. The Landlord's Representative also submitted that the payment agreement was reached in December 2025 before January 2026 rent became due, so the Landlord was open to allowing the Tenant until January 20, 2026, to pay rent for January 2026 if he had not already done so.
9. The Tenant did not attend the hearing to give evidence of their circumstances, or to dispute the Landlord's application. However, the Landlord's Representative did provide a copy of a signed payment agreement to the portal signed by the Tenant.
10. Based on the Landlord's Representative's submissions and the signed payment agreement, I find it fair in the circumstances to honour the agreement as reached by the parties.
11. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3,050.04 for arrears of rent up to December 31, 2025, inclusive of costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
January 20, 2026	\$500.00
February 20, 2026	\$500.00
March 20, 2026	\$500.00
April 20, 2026	\$500.00
May 20, 2026	\$500.00
June 20, 2026	\$550.04

3. The Tenant shall pay to the Landlord the rent for January 2026 on or before January 20, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 2026 to June 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the

Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 13, 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.