



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

File Number: LTB-L-091107-25

In the matter of: 602, 77 PARKWOODS VILLAGE DRIVE
NORTH YORK ON M3A2Y2

Between: GREENWIN CORP Landlord

And

KHAIMWATTIE GUYATREE KRALOVIC Tenant

GREENWIN CORP (the 'Landlord') applied for an order to terminate the tenancy and evict KHAIMWATTIE GUYATREE KRALOVIC (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026.

The Landlord's Legal Representative, Sean Beard 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 \$2,680.11. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.11. This amount is calculated as follows: \$2,680.11 x 12, divided by 365 days.
5. The Tenant has paid \$60.96 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$13,339.59.
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 \$2,680.11 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 \$2.16 is owing to the Tenant for the period from January 1, 2026 to January 14, 2026.
10. 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 15, 2026 pursuant to subsection 83(1)(b) of the Act.
11. The Tenant sought an order granting conditional relief from eviction in the form of a payment plan. The Landlord sought an order terminating the tenancy.
12. The Tenant testified that she fell into arrears as she was providing financial assistance to a relative and subsequently fell ill which caused her to accrue rent arrears.
13. The Tenant testified that she receives \$3,800.00 per month in net income, \$449.00 in child tax benefits and \$350.00 from her husband's ODSP payments. The Tenant also testified she anticipates she will receive child support in the future. However, as of the hearing, this was largely speculative.
14. The Tenant also testified that she anticipates she will receive financial assistance in paying off the rent arrears from the rent bank. However, this was largely speculative.
15. The Tenant testified that she returned to work at the beginning of October 2025.
16. As the Tenant has not been able to make any payments towards the monthly rent and there has been no recent change in the Tenant's income that would allow her to pay the rent and make payment towards the arrears, I was not satisfied that it would be fair to grant relief from eviction in the form of a payment plan.
17. With regards to whether to postpone eviction, the Tenant sought a postponement of eviction as she lives in the rental unit with her child who has a disability and will need additional time to find alternative housing and to ensure adequate supports are provided for her child. The Tenant sought that in the event eviction is granted, that the eviction be postponed for an additional 60 days. While I do not find that it would be appropriate to postpone eviction for 60 days, I find that it would not be unfair to grant a brief postponement of eviction to February 15, 2026 in light of the Tenant's circumstances.

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:**
 - \$13,525.59 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$16,205.70 if the payment is made on or before February 15, 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 15, 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 15, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,396.75. 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 \$88.11 per day for the use of the unit starting January 15, 2026 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 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before February 15, 2026, then starting February 16, 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 February 16, 2026.

January 22, 2026
Date Issued

Christopher Lin
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 August 16, 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	\$13,400.55
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$60.96
Total the Tenant must pay to continue the tenancy	\$13,525.59

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 16, 2026

Rent Owing To February 28, 2026	\$16,080.66
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$60.96
Total the Tenant must pay to continue the tenancy	\$16,205.70

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

Rent Owing To Hearing Date	\$11,953.98
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$60.96
Less the amount of the last month's rent deposit	- \$2,680.11
Less the amount of the interest on the last month's rent deposit	- \$2.16
Total amount owing to the Landlord	\$9,396.75
Plus daily compensation owing for each day of occupation starting January 15, 2026	\$88.11 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	