



Order under Section 69 Residential Tenancies Act, 2006

Citation: Boddu v Adeshin, 2026 ONLTB 6017

Date: 2026-01-16

File Number: LTB-L-088980-25

In the matter of: 133 WALLEYE PVT
NEPEAN ON K2J6R2

Between:	Arjunkumar Boddu	Landlord
	And	
	Emmanuel Adeshin	Tenant
	Omolara Adeshina	

Arjunkumar Boddu (the 'Landlord') applied for an order to terminate the tenancy and evict Emmanuel Adeshin and Omolara Adeshina (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 15, 2026.

The Landlord's Legal Representative Ahmad Alzameli, the Tenant Emmanuel Adeshin, and the Tenant Omolara Adeshina attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 \$1,850.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 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 January 31, 2026 are \$49,150.00. This was undisputed at the hearing.

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 \$1,850.00 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 \$199.16 is owing to the Tenant for the period from January 22, 2021 to January 15, 2026.

Relief from eviction

10. The Tenant requested relief from eviction in the form of additional time to move out of the rental unit. The Tenant requested approximately three months, citing immigration-related expenses, the presence of four children in the household, and the absence of alternative housing.
11. The Tenant proposed that, if relief were granted, they could pay \$1,200.00 per month for the next three months. The Tenant acknowledged that no payments had been made toward the rent arrears to date and explained that available funds were used to retain an immigration lawyer and that they were awaiting the outcome of this proceeding before attempting to make arrangements.
12. The Landlord opposed relief from eviction and submitted that the rent arrears are exceptionally high, currently totaling \$49,150.00, and continue to increase each month. The Landlord further submitted that the proposed payments would not cover the lawful monthly rent and would result in the arrears continuing to grow. The Landlord takes the position that they own only one rental property and that the ongoing non-payment has caused significant financial prejudice.
13. 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. While I acknowledge the Tenant's personal and family circumstances, the evidence does not establish that the Tenant is willing or able to pay the lawful rent in full and on time, or to meaningfully reduce the arrears. The Tenant's proposal would not stabilize the tenancy and would result in the arrears increasing further.
14. The rent arrears in this case are already extraordinarily high and are approaching the Board's maximum monetary jurisdiction. In my view, granting relief from eviction in these circumstances would significantly prejudice the Landlord and would not be reasonable or proportionate.

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:

- \$49,336.00 if the payment is made on or before January 27, 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 27, 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 27, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$46,349.14. 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 \$60.82 per day for the use of the unit starting January 16, 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 January 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 28, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 27, 2026, then starting January 28, 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 28, 2026.

January 16, 2026
Date Issued

Kyle Anderson
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 28, 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 27, 2026

Rent Owing To January 31, 2026	\$49,150.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$49,336.00

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

Rent Owing To Hearing Date	\$48,212.30
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,850.00
Less the amount of the interest on the last month's rent deposit	- \$199.16
Total amount owing to the Landlord	\$46,349.14
Plus daily compensation owing for each day of occupation starting January 16, 2026	\$60.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	