



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095730-25

In the matter of: 711, 4001 STEELES AVE W
NORTH YORK ON M3N2T8

Between: N.H.D. Developments Limited Landlord

And

Mariam Ndayishimiye Tenant

N.H.D. Developments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Mariam Ndayishimiye (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was mediated by videoconference on January 7, 2026. Paralegal, Marie Galevski, attended on behalf of the Landlord. The Tenant attended along with her daughter, Samiah Sadiki, as support. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

L1 Application – Non-Payment of Rent

1. The Landlord served the Tenant with a 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 current monthly rent is \$1,445.73. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$47.53. This amount is calculated as follows: \$1,416.00 x 12, divided by 365 days.
5. After the application was filed, the rent arrears were paid in full for the period ending January 31, 2026.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Pursuant to interest provisions, the parties agreed on a payment plan: 4 installments of \$46.50 due February 1, 2026, March 1, 2026, April 1, 2026 and May 1, 2026 with interest owing commencing May 2, 2026 if the \$186.00 is not paid in full by May 1, 2026.

L2 Application – Persistent Late Payment of Rent

8. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month.
9. Pursuant to section 78 of the Act, the Tenant agrees to pay the monthly rent, on or before the 1st of each month from February 1, 2026 to January 31, 2027.

On consent, it is ordered that:

1. The Tenant shall pay the Landlord the filing costs of \$186.00 in 4 equal installments:

 . \$46.50 on or before the 1st of each month from

 February 1, 2026 to May 1, 2026.

If the Tenant has not paid the \$186.00, in full, by May 1, 2026, the Tenant shall owe interest on any balance owing at the post judgement interest rate of 4.0% annually.

2. The Tenant shall pay the Landlord the current monthly rent on or before the 1st of each month from February 1, 2026 to January 31, 2027 (12 months).

If the Tenant fails to comply with the conditions set out in this paragraph, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the occupancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

January 23, 2026

Date Issued

Shawn Hayman

Hearings Officer, 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.