



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

File Number: LTB-L-087987-25

In the matter of: MAIN & 2ND FLOOR, 8 PORTWINE DR
SCARBOROUGH ON M1C0C8

Between: VANITHA NADARAJAH Landlords
VIVEKANANDHAN PONNUSAMY

And

SANKIRTHANA SATHIYAKUMAR Tenant

Vanitha Nadarajah and Vivekanandhan Ponnusamy (the 'Landlords') applied for an order to terminate the tenancy and evict Sankirthana Sathiyakumar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026. Only the Landlords' Legal Representative, Thirunsenthuran Sivapatham, attended the hearing.

As of 9:55 a.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 Landlords' evidence.

Determinations:

1. The Landlords 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 \$3,350.00. It is due on the 4th day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$110.14. This amount is calculated as follows: \$3,350.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,350.00 to the Landlords since the application was filed.
6. The rent arrears owing to February 3, 2026, are \$13,750.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$3,350.00 from the Tenant and this deposit is still being held by the Landlords. 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 \$97.63 is owing to the Tenant for the period from November 4, 2024, to January 14, 2026.

Relief from Eviction / Section 83 of the Act

10. The Landlords' Legal Representative requested a standard 11-day termination order. As the Tenant was not present to speak to their circumstances, the Landlords' Legal Representative was asked if they were aware of any circumstances of the Tenant that would give rise to delaying or denying eviction. The Landlords' Legal Representative submitted that they were not aware of any such circumstances but did submit that the Tenant requested delay of eviction in another recent proceeding before the Board on the basis that she has some medical conditions. However, only vague details of those issues were provided by the Tenant.
11. I considered whether the Landlords attempted to negotiate a repayment agreement with the Tenant pursuant to subsection 83(6) of the *Residential Tenancies Act, 2006* (the 'Act'). The Landlords' Legal Representative submitted that he sent a letter to the Tenant regarding a payment plan. However, the Tenant did not respond.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and I find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act as it would be prejudicial to the Landlords. The Tenant did not attend the hearing to dispute the arrears claimed or to request additional time to pay or delay of eviction. As such, the Tenants shall have the standard 11 days to void this order or move out.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$13,936.00 if the payment is made on or before February 2, 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 2, 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 2, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$8,349.91. 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 Landlords owe 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 Landlords compensation of \$110.14 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 Landlords the full amount owing on or before February 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 3, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 2, 2026, then starting February 3, 2026, the Landlords 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 Landlords on or after February 3, 2026.

January 22, 2026
Date Issued

Rachel Gibbons
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 3, 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 February 2, 2026

Rent Owing to February 3, 2026	\$17,100.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$3,350.00
Total the Tenant must pay to continue the tenancy	\$13,936.00

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

Rent Owing to Hearing Date	\$14,961.54
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$3,350.00
Less the amount of the last month's rent deposit	- \$3,350.00
Less the amount of the interest on the last month's rent deposit	- \$97.63
Total amount owing to the Landlords	\$8,349.91
Plus, daily compensation owing for each day of occupation starting January 15, 2026	\$110.14 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	