



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

File Number: LTB-L-083696-25

In the matter of: 712, 7411 YONGE STREET
THORNHILL ON L3T 3B6

Between: SKPM Rents 21 Landlord

And

ADNANI SHAMSIALSADAT Tenants
MARYAM MAHFELIMOADAB

SKPM Rents 21 (the 'Landlord') applied for an order to terminate the tenancy and evict ADNANI SHAMSIALSADAT and MARYAM MAHFELIMOADAB (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 7, 2026.

The Landlord's Representative Sara Ginman and the Tenants attended the hearing. The Tenants were assisted by TDC and an interpreter.

On consent of the parties, the Landlord was amended to SKPM Rents 21.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,324.24. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$76.41. This amount is calculated as follows: $\$2,324.24 \times 12$, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$11,621.20.

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 \$2,307.25 from the Tenants 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 \$58.61 is owing to the Tenants for the period from January 1, 2025 to January 7, 2026.
10. The Landlord is seeking a standard order terminating the tenancy, with an eviction date 11 days from the date of this order.
11. The Tenant agreed with the amount of arrears owing and requested to preserve the tenancy by entering into a payment plan of \$1,000.00 on or before January 25, 2026 and a \$500.00 payment on the 15th of each month starting February 15, 2026, until the arrears are paid in full.
12. The Tenant testified that she and her 81-year-old mother live in the unit and their combined income from ODSP is \$2,800.00 per month. She further testified that they had fallen behind in the rent due to medical expenses and car repairs.
13. The Landlord did not consent to the payment plan and submitted that based on the Tenant's income and current expenses, a payment plan would not be viable.
14. 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 28, 2026 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$11,807.20 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$14,131.44 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants has paid the full amount owing as ordered plus any additional rent that became due after February 28, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants does not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 28, 2026.**
5. If the Tenants does not void the order, the Tenants shall pay to the Landlord \$7,651.97. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$76.41 per day for the use of the unit starting January 8, 2026 until the date the Tenants moves out of the unit.
7. If the Tenants does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.

January 21, 2026
Date Issued

Brenda Mercer
Member, Landlord and Tenants 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 September 1, 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 Tenants 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	\$11,621.20
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$11,807.20

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$13,945.44
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$14,131.44

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

Rent Owing To Hearing Date	\$9,831.83
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,307.25
Less the amount of the interest on the last month's rent deposit	- \$58.61
Total amount owing to the Landlord	\$7,651.97
Plus daily compensation owing for each day of occupation starting January 8, 2026	\$76.41 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	