



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

File Number: LTB-L-096279-25

In the matter of: 503, 2940 JANE ST
NORTH YORK ON M3N2V4

Between: 1597180 Ontario Inc Landlord

And

Sellathurai Uruthiranayagam Tenant

1597180 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Sellathurai Uruthiranayagam (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on January 19, 2026.

Only the Landlord's Representative, Roman Komarov, and the Landlord's Agent, Jacklyn Jeson, Tenant attended the hearing.

As of 9:53am, 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 Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy, however the tenancy shall be preserved if the Tenant pays new rent in full and on time from February 1, 2026, until January 1, 2027.
2. On September 16, 2025, the Landlord served the Tenant an N8 notice of termination. The notice of termination alleges that the Tenant has paid their rent late every month from October 2024 to August 2025.
3. The Tenant has persistently paid rent late. Generally, the period the rent was paid was one week after the due date of the rent.
4. Based on the uncontested evidence before me, I am satisfied that the Tenant has persistently paid their rent late every month from October 2024 to August 2025.

5. The Landlord requested that the Tenant be given an opportunity to preserve the tenancy and issue a conditional order requiring the Tenant to pay rent in full and on time from February 1, 2026 to January 2, 2027.
6. In consideration of this request and noting that the tenancy is nearly 20 years old, I am satisfied that a conditional order would be appropriate under these circumstances.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - a) The Tenant shall pay rent in full and on time from February 1, 2026 until and including January 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy 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 Tenant.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$186.00.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 4, 2026, at 4.00% annually on the balance outstanding.

January 23, 2026
Date Issued

Robert Brown
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.