



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100409-25

In the matter of: 405, 2233 EGLINTON AVE E
SCARBOROUGH ON M1K2M9

Between: 736923 Ontario Ltd. Landlord

And

Annjane Pitamber Tenants
Steve Pitamber

736923 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Annjane Pitamber and Steve Pitamber (the 'Tenants ') because:

- the Tenants have been persistently late in paying the Tenants' rent.

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

This application was heard by videoconference on January 20, 2026.

Only the Landlord's legal representatives Andrew Hyland and Lily McMillan, and the Landlord's property manager Tamoghna Mishra attended the hearing.

As of 10:30 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. In addition, the Landlord's property manager informed the Tenants about the hearing. 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. The Landlord however did not seek an eviction order, but requested the conditional order below.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. On October 17, 2025, the Landlord gave the Tenants an N8 notice of termination. The notice of termination contains the following allegations:

The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 12 times in the past 12 months.

4. The Landlord did not request termination of the tenancy, but requested that the Tenants be ordered to pay their rent on time for the next twelve months, failing which the Landlord would be able to seek eviction without notice to the Tenants pursuant to section 78 of the Residential Tenancies Act, 2006 (the 'Act').
5. I granted the Landlord's request and conditionally denied eviction pursuant to section 83 of the Act.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay their monthly rent to the Landlord in full and on time as it comes due on or before the 1st day of each and every month, starting February 1, 2026 until and including January 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants. 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.
4. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before February 3, 2026, the Tenants 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

Jana Rozehnal
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.