



Order under Section 69 Residential Tenancies Act, 2006

Citation: POPLAR PLAINS INVESTMENTS LIMITED v RAESA-YUNUS HAFEJI, 2026 ONLTB 8227

Date: 2026-01-28

File Number: LTB-L-085756-25

In the matter of: 504, 2 TREEWOOD ST
SCARBOROUGH ON M1P3J3

Between: POPLAR PLAINS INVESTMENTS LIMITED Landlord

And

KASUJI RAESA-YUNUS HAFEJI Tenant

POPLAR PLAINS INVESTMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict KASUJI RAESA-YUNUS HAFEJI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Legal Representative Nicole Ruby, the Tenant and the Tenant's support person Saimah Hafeji attended the hearing.

Determinations:

1. The Landlord 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 \$1,429.78. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$47.01. This amount is calculated as follows: \$1,429.78 x 12, divided by 365 days.
5. The Tenant has paid \$3,760.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$3,052.75.

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 \$1,377.08 from the Tenant 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 \$34.98 is owing to the Tenant for the period from January 1, 2025 to January 7, 2026.
10. The Tenant does not dispute the arrears owing, stating that the arrears arose when the amount he was receiving from Ontario Works was reduced. Although he has reached out to Ontario Works he hasn't been able to confirm why the reduction occurred or if it is a permanent reduction.
11. The Tenant would like to maintain the tenancy, but with the reduction in the amount he receives from Ontario Works is unable to pay the new monthly rent as it comes due and payable, let alone the arrears outstanding.
12. The Landlord seeks termination of the tenancy as soon as possible submitting that the tenancy is no longer viable based on the Tenant's income.
13. The Tenant has resided in the rental unit since 2013 and should be provided an opportunity to sort out the reduction in payments from Ontario Works and potentially maintain the tenancy. Although not ideal for the Landlord, the Landlord does hold a last months rent deposit which can mitigate any potential prejudice a delayed eviction may bring. Having considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), I 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 Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,238.75 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$4,668.53 if the payment is made on or before February 28, 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 28, 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 28, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$725.98. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$47.01 per day for the use of the unit starting January 8, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant 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 28, 2026
Date Issued

Sean Ramage
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 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 Tenant 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	\$6,812.75
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,760.00
Total the Tenant must pay to continue the tenancy	\$3,238.75

B. Amount the Tenant 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	\$8,242.53
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,760.00
Total the Tenant must pay to continue the tenancy	\$4,668.53

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

Rent Owing To Hearing Date	\$5,712.04
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,760.00
Less the amount of the last month's rent deposit	- \$1,377.08
Less the amount of the interest on the last month's rent deposit	- \$34.98
Total amount owing to the Landlord	\$725.98
Plus daily compensation owing for each day of occupation starting January 8, 2026	\$47.01 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	