



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
and Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-059982-25-AM2

In the matter of: 3351 Fellmore Drive
Mississauga ON L5C2E1

Between: Tehchao Ma Landlord

And

Norizalma Cunanan Tenants
Hydrogen Palomares

Tehchao Ma (the 'Landlord') applied for an order to terminate the tenancy and evict Norizalma Cunanan and Hydrogen Palomares (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This amended order is issued to correct a clerical error in the original order issued on October 6, 2025.

This application was heard by videoconference on September 23, 2025 1:43 p.m.

Only the Landlord Tehchao Ma attended the hearing.

As of 1:43 p.m. the Tenants 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 \$2,650.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$87.12. This amount is calculated as follows: \$2,650.00 x 12, divided by 365 days.
5. The Tenant has paid **\$3,800.00** to the Landlord since the application was filed.
6. The rent arrears owing to September 30, 2025 are \$4,150.00.
7. The Landlord collected a rent deposit of \$2,200.00 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.
8. Interest on the rent deposit, in the amount of \$31.04 is owing to the Tenant for the period from March 2, 2025 to September 23, 2025.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) 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:**
 - **\$6,850.00** if the payment is made on or before October 17, 2025. 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 October 17, 2025 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 October 17, 2025.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord **\$1,322.72**. This amount includes rent arrears owing up to the date of the hearing. 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 \$87.12 per day for the use of the unit starting September 24, 2025 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 October 17, 2025, the Tenant will start to owe interest. This will be simple interest calculated from October 18, 2025 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before October 17, 2025, then starting October 18, 2025, 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 October 18, 2025.

October 6, 2025
Date Issued

January 23, 2026
Date Amended

Greg Witt
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 April 18, 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 October 17, 2025

Rent Owing To October 31, 2025	\$10,650.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,800.00
Total the Tenant must pay to continue the tenancy	\$6,850.00

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

Rent Owing To Hearing Date	\$7,353.76
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,800.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$31.04
Total amount owing to the Landlord	\$1,322.72
Plus daily compensation owing for each day of occupation starting September 24, 2025	\$87.12 (per day)