



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

File Number: LTB-L-084842-25

In the matter of: 4103, 55 Ann O'Reilly Road
Toronto ON M2J0E1

Between: Runwa Nuqul Landlord

And

Mehdipour Mehrdad Tenants
Kenrick David Chin-Hun

Runwa Nuqul (the 'Landlord') applied for an order to terminate the tenancy and evict Mehdipour Mehrdad and Kenrick David Chin-Hun (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord and Tenant, Kenrick David Chin-Hun, attended the hearing.

Determinations:

Named parties:

1. At the hearing, the Kenrick David Chin-Hun requested that he be removed as a Tenant and/or responding party to the application. The Landlord opposed this request.
2. The Landlord's application was filed on October 31, 2025
3. The parties agree that on or September 30, 2025, the Tenant Kenrick David Chin-Hun vacated the rental unit. The two Tenants are former friends and Mehdipour Mehrdad remains in the unit.
4. There is no dispute that when the tenancy commenced on December 1, 2024, that both Tenants were listed as leaseholders, and that the agreement states that both Tenants are jointly responsible for paying the lawful rent.
5. Although I find that the Tenant Kenrick David Chin-Hun has vacated the rental unit and ceased to be in possession as of September 30, 2025, I do not find that he ought to be removed from the application or not be liable for the arrears of rent claimed and owing.

6. This was a joint tenancy, and thus both Tenants became jointly and severally liable for the rent when they entered into the tenancy. While not binding on me, I agree with the general conclusions regarding joint tenancies from *Osgoode Properties v. Northmore*, 2018 CanLII 153456 (ON LTB), including that a joint tenant who unilaterally vacates a rental unit does not “divest” themselves of that tenancy. Moreover, although until recently the Board did not have the jurisdiction to order arrears against a tenant who has vacated, recent amendments to section 87 of the *Residential Tenancies Act, 2006* make it clear that a tenant may still be considered a tenant even if they do not have possession of the unit. Section 87 allows the Board to order arrears against a tenant or former tenant not in possession where the tenant vacated on or after September 1, 2021, the application was filed within one year of the tenant vacating, and the tenant has been given notice of the application and hearing. All three criteria are satisfied in this case, and thus I am satisfied that I have the jurisdiction to make an order against both Tenants.

L1 Application:

7. 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.
8. As of the hearing date, the Tenants were still in possession of the rental unit.
9. The lawful rent is \$2,700.00. It is due on the 1st day of each month.
10. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 x 12, divided by 365 days.
11. The Tenants have not made any payments since the application was filed.
12. The rent arrears owing to January 31, 2026, are \$18,799.78.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. The Landlord collected a rent deposit of \$2,700.00 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.
15. Interest on the rent deposit, in the amount of \$76.35 is owing to the Tenants for the period from November 24, 2024, to January 19, 2026.
16. The Landlord sought termination of the tenancy due to the amount of the rental arrears.
17. The Tenant did not oppose the Landlord's request.
18. 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 Tenants 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 Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$18,985.78 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$21,685.78 if the payment is made on or before February 6, 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 have paid the full amount owing as ordered plus any additional rent that became due after February 6, 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 do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 6, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$15,196.06. 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 \$88.77 per day for the use of the unit starting January 20, 2026, until the date the Tenants move out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before February 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 7, 2026, at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before February 6, 2026, then starting February 7, 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 February 7, 2026.

January 26, 2026

Date Issued

Colette Myers

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 August 7, 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	\$18,799.78
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$18,985.78

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 6, 2026

Rent Owing to February 28, 2026	\$21,499.78
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$21,685.78

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

Rent Owing to Hearing Date	\$17,786.41
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,700.00
Less the amount of the interest on the last month's rent deposit	- \$76.35
Total amount owing to the Landlord	\$15,196.06
Plus, daily compensation owing for each day of occupation starting January 20, 2026	\$88.77 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	