



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

File Number: LTB-L-094284-25

In the matter of: 1708, 1201 WALDEN CIR
MISSISSAUGA ON L5J4M9

Between: DEVONSHIRE PROPERTIES INC. Landlord

And

SHEHERYAR ALI SALEEMI Tenant

DEVONSHIRE PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict SHEHERYAR ALI SALEEMI (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on January 8, 2026.

The Landlord and the Tenant attended the hearing.

Only the Landlord's Legal Representatives, Sarah Teal and Tanya Dickie, attended the hearing.

As of 9:54 a.m., 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 and the claim for compensation in the application. However, on request of the Landlord, a conditional order has been granted.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination:

3. On October 16, 2025, the Landlord gave the Tenant an N8 notice of termination. The notice of termination alleged that since the tenancy started on July 1, 2025, the Tenant was late in paying rent twice in 4 months.
4. I am satisfied that the Landlord has established on a balance of probabilities that the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The rent has been paid late 2 times between July 2025 and October 2025.

Section 83 Considerations:

5. The Landlord stated that since the N8 notice was given the Tenant was late in November and December 2025, but paid on time in January 2026.
6. The Landlord sought a 12-month pay on time order.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
8. 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 Tenant continues if the Tenant meets the conditions set out below.
2. Commencing February 1, 2026 and continuing until February 1, 2027, the Tenants shall pay to the Landlord the lawful monthly rent on or before the first day of the month.
3. If the Tenant fails to comply with the condition set out in paragraph 2 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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 8, 2026 at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Allana McComb
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.