



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

File Number: LTB-L-090811-25

In the matter of: MAIN FLOOR, 218 CRESTHAVEN RD
BRAMPTON ON L7A 1G5

Between: Harpreet Sohal Landlords
Maninder Kaur

and

Kabir Sidhu
Naaz Autos Inc Tenants

Harpreet Sohal and Maninder Kaur (the 'Landlords') applied for an order to terminate the tenancy and evict Naaz Autos Inc (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 13, 2026.

Only the Landlords' representative, Kristin Markoff, attended the hearing.

As of 1:25 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence. Kabir Sidhu attended at the hearing at 2:13 p.m. and Ms. Markoff was present as an observer. When I called the matter again 2:52 p.m., Mr. Sidhu was no longer present.

Determinations:

1. At the hearing, I raised a preliminary issue regarding the Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The notice names Kabir Sidhu and not Naaz Autos Inc. as Tenants; however, the N4 notice was served on Kabir Sidhu and not Naaz Auto Inc. Further, the L1 application names Naaz Auto Inc. and not Kabir Sidhu.
2. The Landlord's representative confirmed that Naaz Auto Inc. is owned by Kabir Sidhu and that the lease names both Naaz Auto Inc. and Kabir Sidhu as Tenants. She further confirmed that Kabir Sidhu is the individual who occupies the rental unit, and that the tenancy is residential and not commercial. The representative requested for the L1 application to be amended to add Kabir Sidhu as a Tenant. She indicated that she served Kabir Sidhu with the L1 application and a notice of hearing seven days in advance of this hearing. Given that Kabir Sidhu was served and provided advance notice of this hearing by

the Landlord, I accept the Landlord's request to amend the application and name Kabir Sidhu as a tenant.

3. The Landlords 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$4,500.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$147.95. This amount is calculated as follows: \$4,500.00 x 12, divided by 365 days.
7. The Tenant has paid \$4,000.00 to the Landlords since the application was filed.
8. The rent arrears owing to January 31, 2026 are \$18,725.00.
9. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlords collected a rent deposit of \$4,500.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
11. Interest on the rent deposit, in the amount of \$276.00 is owing to the Tenant for the period from July 1, 2023 to January 13, 2026.

Relief from Eviction

12. The Landlord sought an eviction order for termination and eviction with 11 days for the Tenant to pay off all outstanding amounts and void the order. The parties were unsuccessful resolving the issue of rent arrears through a payment plan.
13. The Landlord was not aware of any reason to delay or deny eviction. As the Tenant did not attend, no other circumstances were presented to me.
14. 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 be unfair to grant relief from eviction pursuant to subsection 83(1)(a) 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 Board in trust:**
 - \$23,411.00 if the payment is made on or before February 13, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenant may also make a motion at the Board 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 13, 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 13, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,558.35. 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 \$147.95 per day for the use of the unit starting January 14, 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 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 14, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 13, 2026, then starting February 14, 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 14, 2026.

February 2, 2026
Date Issued

Adeela Alvez
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 14, 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 February 13, 2026

Rent Owing To February 28, 2026	\$27,225.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,000.00
Total the Tenant must pay to continue the tenancy	\$23,411.00

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

Rent Owing To Hearing Date	\$20,148.35
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,000.00
Less the amount of the last month's rent deposit	- \$4,500.00
Less the amount of the interest on the last month's rent deposit	- \$276.00
Total amount owing to the Landlord	\$11,558.35
Plus daily compensation owing for each day of occupation starting January 14, 2026	\$147.95 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	