



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093735-25

In the matter of: 1517, 160 CHALKFARM DR
TORONTO ON M3L2J1

Between: Greenboard Holdings Ltd. Landlord

And

Lawrence Kofi B. Twumasi Tenants
Irene Appiah-Asante

Greenboard Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Lawrence Kofi B. Twumasi and Irene Appiah-Asante (the 'Tenant's') because the Tenants did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 27, 2026. Only the Landlord's Representative, Jason Paine, attended the hearing.

As of 1:50 p.m., the Tenants were 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. 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,651.49. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$54.30. This amount is calculated as follows: \$1,651.49 x 12, divided by 365 days.
5. The Tenants have paid \$6,500.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$39.14.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. 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 pursuant to subsection 83(1)(a) of the Act. The Landlord seeks an order for the arrears and costs of filing the application with interest to accrue.
10. Given the significant efforts the Tenants have made to reduce the outstanding arrears owing to the Landlord, I agree with the Landlord's submissions that an interest only order is appropriate in the circumstances.

It is ordered that:

1. The Tenants shall pay to the Landlord \$39.14 for arrears of rent owing to January 27, 2026.
2. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing this application.
3. The total the Tenants owe the Landlord is \$225.14.
4. If the Tenants do not pay the Landlord the full amount owing on or before February 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 16, 2026, at 4.00% annually on the balance outstanding.

February 4, 2026
Date Issued

Jane Dean
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.