



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095439-25

In the matter of: 403, 2445 THE COLLEGEWAY
MISSISSAUGA ON L5L2E5

Between: STARLIGHT CANADIAN RESIDENTIAL GROWTH FUND III Landlord

And

MICHAEL VELSCO Tenant
EDERLINA VELASCO

STARLIGHT CANADIAN RESIDENTIAL GROWTH FUND III (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL VELSCO and EDERLINA VELASCO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 27, 2026 at 3:25pm.

Only the Landlord's representative Sean Beard attended the hearing.

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 \$1,500.51. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.33. This amount is calculated as follows: $\$1,500.51 \times 12$, divided by 365 days.
5. The Tenant has paid \$3,150.43 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$1,301.10.

7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,413.41 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.
10. Interest on the rent deposit, in the amount of \$37.53 is owing to the Tenant for the period from January 1, 2025 to January 27, 2026.
11. Section 83 requires that I consider all the circumstances, including the Tenant's and the Landlord's situations to determine if it would be appropriate to grant section 83 relief from eviction.
12. The Landlord's representative advised that the Landlord has tried to reach out to the Tenant for a repayment plan, without success.
13. The Landlord seeks an extended termination order, noting the Landlord's representative has not been made aware of any children, health issues or other factors under section 83 of the Act.
14. The Tenant did not attend the hearing, and thus did not provide any evidence that may be relevant to my determination under s. 83.
15. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and in light of the arrears amount, find that it would not be unfair to postpone the eviction until February 28, 2026 pursuant to subsection 83(1)(b) 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:**
 - \$3,007.61 if the payment is made on or before February 28, 2026. 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 February 28, 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 28, 2026.**

5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application and unpaid NSF charges the Landlord is entitled to by \$112.44. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$49.33 per day for compensation for the use of the unit starting January 28, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 March 1, 2026.

February 6, 2026
Date Issued

Peter Nicholson
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 September 1, 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 28, 2026

Rent Owing To February 28, 2026	\$5,952.04
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,150.43
Total the Tenant must pay to continue the tenancy	\$3,007.61

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

Rent Owing To Hearing Date	\$4,282.93
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,150.43
Less the amount of the last month's rent deposit	- \$1,413.41
Less the amount of the interest on the last month's rent deposit	- \$37.53
Total amount owing to the Landlord	\$(112.44)
Plus daily compensation owing for each day of occupation starting January 28, 2026	\$49.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	