



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097786-25

In the matter of: 169 SABINA DR
OAKVILLE ON L6H0L4

Between: SATINDER BAGGA Landlord
CHARANJIT KAUR GIRN

And

EDRICK LING Tenant
MITZIE J LING
KRISTLE J LING
EDRICK PH LING

SATINDER BAGGA and CHARANJIT KAUR GIRN (the 'Landlord') applied for an order to terminate the tenancy and evict EDRICK LING, MITZIE J LING, KRISTLE J LING and EDRICK PH LING (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 29, 2026.

The Landlord's legal representative Ravinder Bassi, Landlord Satinder Bagga, and the Tenant Mitzie Ling 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 \$2,889.20. It is due on the 8th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$94.99. This amount is calculated as follows: \$2,889.20 x 12, divided by 365 days.
5. The Tenant has paid \$500.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 7, 2026 are \$20,916.40. This amount is not in dispute.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,400.00 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.
9. Interest on the rent deposit, in the amount of \$416.59 is owing to the Tenant for the period from June 8, 2016 to January 29, 2026.

Relief from eviction

10. The Landlord requested that a standard order be issued, while the Tenant proposed a repayment plan over “five to six months,” in addition to paying the full monthly rent on time.
11. The Tenant testified that she currently has no funds available to pay the Landlord. She operates a catering business that previously earned up to \$8,000.00 per month at its peak. However, since August 2025, business has declined significantly, and she now earns approximately \$1,600.00 per month.
12. Ms. Ling resides in the rental unit with the two other named Tenants, her children aged 26 and 30. She testified that she has nowhere else to go and has lived in the unit for over ten years.
13. The Landlord testified that she is currently unemployed and cannot afford a payment plan as proposed by the Tenant.
14. I have considered all of the circumstances disclosed, 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 under subsection 83(1) of the Act. The Tenant’s testimony was inconsistent with the repayment proposal she put forward: although she stated she earns \$1,600.00 per month, she proposed to pay approximately \$3,460.00 toward the arrears, in addition to the regular monthly rent of \$2,889.20. On a balance of probabilities, I am not satisfied that the Tenant can meet the payments as proposed, especially considering there was no evidence filed to support the Tenant’s oral testimony. I find that the tenancy is not sustainable.

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:**
 - \$21,102.40 if the payment is made on or before February 7, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$23,991.60 if the payment is made on or before February 15, 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 15, 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 15, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$17,486.39. 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 \$94.99 per day for the use of the unit starting January 30, 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 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before February 15, 2026, then starting February 16, 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 16, 2026.

February 4, 2026
Date Issued

Brett Lockwood
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 16, 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 7, 2026

Rent Owing To February 7, 2026	\$21,416.40
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$500.00
Total the Tenant must pay to continue the tenancy	\$21,102.40

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 15, 2026

Rent Owing To March 7, 2026	\$24,305.60
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$500.00
Total the Tenant must pay to continue the tenancy	\$23,991.60

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

Rent Owing To Hearing Date	\$20,616.98
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$500.00
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$416.59
Total amount owing to the Landlord	\$17,486.39
Plus daily compensation owing for each day of occupation starting January 30, 2026	\$94.99 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	