



Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

Citation: BLACKSTAR 1465 LAWRENCE LIMITED PARTNERSHIP v TARAMAN, 2026 ONLTB 7029

Date: 2026-02-06

File Number: LTB-L-090600-25-AM

In the matter of: 502, 1465 LAWRENCE AVE W
NORTH YORK ON M6L1B2

Between: BLACKSTAR 1465 LAWRENCE LIMITED PARTNERSHIP Landlord

And

NURTEN TARAMAN Tenant

BLACKSTAR 1465 LAWRENCE LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict NURTEN TARAMAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 15, 2026.

The Landlord's Representative, Sara Ginman and the Tenant Representative, Merve Ozdemir attended the hearing.

This amended order is issued to correct clerical errors in the order issued on January 30, 2026.

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 \$1,451.21. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$47.71. This amount is calculated as follows: $\$1,451.21 \times 12$, divided by 365 days.
5. The Tenant has paid \$4,353.63 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$9,784.90.
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. The Tenant's Legal Representative made submissions on behalf of the Tenant, advising the Board that the Tenant receives ODSP and that her income is barely enough to cover the rent. She submitted that the Tenant intends on bringing in a roommate by February and proposed a payment of \$150.00 on time top of rent to cover the arrears. This payment plan would take approximately 65 months to complete.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
11. The Tenant's Legal Representative failed to provide any evidence of any efforts made by the Tenant to find a roommate, nor any other documentation I could rely upon to determine whether the Tenant could even afford the proposed payment plan. As such, I am not satisfied on a balance of probabilities that the tenancy is viable and a standard order will be issued.

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:**
 - \$9,970.90 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$11,422.11 if the payment is made on or before February **10**, 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 10, 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 10, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,235.34. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$47.71 per day for the use of the unit starting January 16, 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 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 11, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 10, 2026, then starting February 11, 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 11, 2026.

January 30, 2026
Date Issued

Jagger Benham
Member, Landlord and Tenant Board

February 6, 2026
Date Amended

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 11, 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 January 31, 2026

Rent Owing To January 31, 2026	\$14,138.53
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,353.63
Total the Tenant must pay to continue the tenancy	\$9,970.90

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 10, 2026

Rent Owing To February 28, 2026	\$15,589.74
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,353.63
Total the Tenant must pay to continue the tenancy	\$11,422.11

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

Rent Owing To Hearing Date, January 15, 2026	\$13,402.97
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,353.63
Total amount owing to the Landlord	\$9,235.34
Plus daily compensation owing for each day of occupation starting January 16, 2026	\$47.71 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	