



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

File Number: LTB-L-092711-25

In the matter of: 214, 7555 GOREWAY DR
MISSISSAUGA ON L4T3M9

Between: SITELINE (7555 GOREWAY) INC. Landlord

And

STACEY TIKARAM Tenants
DEREK HAYHURST

SITELINE (7555 GOREWAY) INC. (the 'Landlord') applied for an order to terminate the tenancy and evict STACEY TIKARAM and DEREK HAYHURST (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on January 20, 2026.

Only the Landlord's Representative Sylwia McArthur attended the hearing.

As of 9:36 am, the Tenants was 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 was still in possession of the rental unit.
3. The lawful rent is \$1,433.90. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$47.14. This amount is calculated as follows: \$1,433.90 x 12, divided by 365 days.
5. The Tenants has paid \$4,482.66 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$28.41.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. As the arrears owing are only \$28.41, and the Tenant has made significant payments towards the arrears, I find that an eviction based on this amount would be disproportionate and therefore an order for arrears only will be issued.

It is ordered that:

1. The Tenants shall pay to the Landlord \$214.41 which represents the arrears and the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 10, 2026, at 4.00% annually on the balance outstanding.

February 9, 2026
Date Issued

Brenda Mercer
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.