



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

File Number: LTB-L-095915-25

In the matter of: UNIT #902, 14 YORK ST
TORONTO ON M5J0B1

Between: Shakiel Baig Landlord

And

Funmi Odunaike Tenant

Shakiel Baig (the 'Landlord') applied for an order to terminate the tenancy and evict Plush Residence Inc. and Funmi Odunaike (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 28, 2026.

The Landlord and his representative, Edwin Alexander, attended the hearing.

As of 1:23 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. 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. At the hearing, I raised a preliminary issue regarding Funmi Odunaike being named on the Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) and not the L1 Application. The Landlord's representative referred me to the L1 application which names Funmi Odunaike under the company name Plush Residence Inc. Although the Landlord was unable to confirm whether Plush Residence Inc. was owned by Funmi Odunaike, he referred me to the fact that her email address was noted on the application and that therefore Funmi Odunaike received the notice of the hearing from the Board and the L1 Application.
2. The Landlord's representative also requested that I amend the application to remove Plush Residence Inc. and make Funmi Odunaike, who is residing at the rental property, the sole Tenant. He further submitted that this was not a commercial tenancy. I am satisfied that Funmi Odunaike was served and provided advance notice of this hearing by the Landlord. Therefore, I accept the Landlord's request to amend the application and name Funmi Odunaike as the sole Tenant.

Rental arrears

3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$2,650.00. It is due on the 15th day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$87.12. This amount is calculated as follows: \$2,650.00 x 12, divided by 365 days.
7. The Tenant has paid \$5,300.00 to the Landlord since the application was filed.
8. The rent arrears owing to February 14, 2026 are \$5,300.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,500.00 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.
11. Interest on the rent deposit, in the amount of \$223.97 is owing to the Tenant for the period from December 15, 2021 to January 28, 2026.

Relief from Eviction

12. 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 be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.
13. The Landlords sought an eviction order for termination and eviction with 11 days for the Tenants to pay off all outstanding amounts and void the order. The Landlords have attempted to negotiate a payment plan with the Tenant, but the Tenant has not responded. The Landlords were not aware of any reason to delay or deny eviction.
14. As the Tenant did not attend, no other circumstances were presented to me. I did not have any evidence on which I could consider ordering a payment plan nor in the circumstances was I satisfied it was fair to extend the date for eviction without indication from the Tenants that they still wish to preserve the tenancy.

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 Board in trust:**

- \$5,486.00 if the payment is made on or before February 14, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$8,136.00 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 Board 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 \$1,331.71. 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 \$87.12 per day for the use of the unit starting January 29, 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

Adeela Alvez

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 14, 2026

Rent Owing To February 14, 2026	\$10,600.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,300.00
Total the Tenant must pay to continue the tenancy	\$5,486.00

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 14, 2026	\$13,250.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,300.00
Total the Tenant must pay to continue the tenancy	\$8,136.00

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

Rent Owing To Hearing Date	\$9,169.68
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,300.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$223.97
Total amount owing to the Landlord	\$1,331.71
Plus daily compensation owing for each day of occupation starting January 29, 2026	\$87.12 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	