



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

File Number: LTB-L-089228-25

In the matter of: 3400 TESTON ROAD
VAUGHAN ON L4L 8L3

Between: Yoon Joo Han Landlords
Changsoo Han

and

Adams R.L Heather Tenants
Adams Muzzamil
Matthew Brewster

Yoon Joo Han and Changsoo Han (the 'Landlords') applied for an order to terminate the tenancy and evict Adams R.L Heather, Adams Muzzamil and Matthew Brewster (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 3, 2026.

Only the Landlords' representative, Ki Shik Shin, attended the hearing.

As of 9:17 a.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 Landlords' evidence.

Determinations:

1. The Landlords 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 were still in possession of the rental unit.
3. The lawful rent is \$4,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$147.95. This amount is calculated as follows: \$4,500.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to February 28, 2026, are \$74,875.00, which is more than the Board's monetary jurisdiction of \$50,000.00. During the hearing, I explained that in accordance with subsection 207(3) of the *Residential Tenancies Act, 2006* (the 'Act'), proceeding with this application at the Board results in the Landlord's claim to any arrears in excess of \$50,000.00 being extinguished. The Landlord decided to proceed with the hearing.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$4,500.00 from the Tenants and this deposit is still being held by the Landlords. 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 \$416.10 is owing to the Tenants for the period from November 1, 2021, to February 3, 2026.
10. If the Tenants do not void the order, the Tenants are being ordered to pay \$50,000.00 for rent arrears plus the Landlords' cost of filing the application. However, if the Tenants chooses to void this order and continue the tenancy, they must pay the full amount of arrears and costs owing to the Landlords.

Relief from eviction

11. The Landlord sought an eviction order for termination and eviction with 11 days for the Tenant to pay off all outstanding amounts and void the order. The parties were unsuccessful resolving the issue of rent arrears through a payment plan.
12. The Landlord was not aware of any reason to delay or deny eviction. As the Tenant did not attend, no other circumstances were presented to me.
13. 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.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the Board in trust:**
 - **\$75,061.00** if the payment is made on or before February 23, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the Board to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after February 23, 2026, but before the Court Enforcement Office

(Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 23, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$50,186.00. 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 Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. The amount the Tenants is ordered to pay, excluding costs, is limited by the Board's monetary jurisdiction. See Schedule 1 for the calculation of the amount owing.
6. If the Tenants do not pay the Landlords the full amount owing on or before February 23, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 24, 2026, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before February 23, 2026, then starting February 24, 2026, the Landlords 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 Landlords on or after February 24, 2026.

February 12, 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 24, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 23, 2026

Rent Owing to February 28, 2026	\$74,875.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$75,061.00

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

Rent Owing to Hearing Date	\$70,818.85
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,500.00
Less the amount of the interest on the last month's rent deposit	- \$416.10
Total amount owing to the Landlords (limited by monetary jurisdiction)	\$50,186.00