



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

File Number: LTB-L-095499-25

In the matter of: 2655 MAGDALEN PATH
OSHAWA ON L1L0R6

Between: Chanderpal S Balsingh Landlord

And

Akram Khamis Hasan Daghash Tenant

Chanderpal S Balsingh (the 'Landlord') applied for an order to terminate the tenancy and evict Akram Khamis Hasan Daghash and Sana Aburabi because they did not pay the rent that they owe.

This application was heard by videoconference on January 22, 2026.

The Landlord and the Tenant, Akram Khamis Hasan Daghash attended the hearing.

Preliminary Issue

1. The Tenant, Akram Khamis Hason Daghash, raised a preliminary issue and submitted that the application should be amended to remove Sana Aburabi as a tenant as she is an occupant.
2. The lease was submitted as evidence, and it indicates that Sana Aburabi is not named on the lease, which the Landlord does not dispute.
3. Therefore, I am satisfied that it is appropriate to amend the application to reflect that Akram Khamis Hasan Daghash is the only Tenant.

Determinations:

4. 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.
5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The lawful rent is \$2,700.00. It is due on the 1st day of each month.

7. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 x 12, divided by 365 days.
8. The Tenant has not made any payments since the application was filed.
9. The rent arrears owing to January 31, 2026 are \$17,300.00, which is not disputed.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$2,700.00 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.
12. Interest on the rent deposit, in the amount of \$222.85 is owing to the Tenant for the period from September 14, 2022 to January 22, 2026.

Relief from eviction

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 not be unfair to postpone the eviction until February 28, 2026 pursuant to subsection 83(1)(b) of the Act.
14. The Landlord sought a standard 11-day voidable eviction order as he has attempted to work with the Tenant to set up a payment arrangement to no avail.
15. The Tenant sought a delayed termination date to provide him time to satisfy the arrears until February 28, 2026, as he has just started a new job and would be obtaining the funds to pay the arrears on or before February 28, 2026.
16. I considered the prejudice to the parties, and I find there would be more prejudice to the Tenant to find alternative living arrangements than to provide a short extension to allow the Tenant to satisfy the arrears.

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:**
 - \$20,186.00 if the payment is made on or before February 28, 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 28, 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 28, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$13,816.09. 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 \$88.77 per day for the use of the unit starting January 23, 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 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.

February 13, 2026

Date Issued

Samantha Greaves

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 28, 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 28, 2026

Rent Owing To February 28, 2026	\$20,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$20,186.00

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

Rent Owing To Hearing Date	\$16,552.94
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,700.00
Less the amount of the interest on the last month's rent deposit	- \$222.85
Total amount owing to the Landlord	\$13,816.09
Plus daily compensation owing for each day of occupation starting January 23, 2026	\$88.77 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	