



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099691-25

In the matter of: 311, 2 BIGGIN CRT
Toronto ON M4A1M4

Between: Centurion Property Associates Inc. Landlord

And

Ahmed Ibrahim Tenant

Centurion Property Associates Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmed Ibrahim (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 12, 2026.

The Landlord's legal representative Faith McGregor and the Tenant's agent Mariam Ogunlefi attended the hearing. Ms. Ogunlefi is the partner of the Tenant and informed the Board she has full knowledge of the matter as she is the one who makes the payments to the Landlord. Furthermore, Ms. Ogunlefi informed the Board the Tenant was at work, has knowledge of the hearing, and has authorized her to attend on his behalf. I was satisfied that the Tenant authorized Ms. Ogunlefi to attend on his behalf and represent him at the hearing.

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 \$2,029.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$66.71. This amount is calculated as follows: \$2,029.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,287.00 to the Landlord since the application was filed.

6. The rent arrears owing to February 28, 2026 are \$7,587.00. The parties agree that the Tenant has paid \$6,773.00 prior to the hearing however this payment has yet to clear the Landlord's account.
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. 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) of the Act. The Tenant's representative indicated the payment of any remaining arrears could be made forthwith to void the order.

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:**
 - \$7,773.00 if the payment is made on or before February 24, 2026.
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 24, 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 24, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,546.52. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application.
6. The Tenant shall also pay the Landlord compensation of \$66.71 per day for the use of the unit starting February 13, 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 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 25, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 24, 2026, then starting February 25, 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 25, 2026.

February 13, 2026
Date Issued

Brett Lockwood
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 25, 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.