



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103972-25

In the matter of: 527, 2343 KHALSA GATE
OAKVILLE ON L6M4J2

Between: HASSAN ALI-OMAR DIRIE Landlord

And

ARAB AHMED Tenants
MUHAMMAD ASLAM GONDAL

HASSAN ALI-OMAR DIRIE (the 'Landlord') applied for an order to terminate the tenancy and evict ARAB AHMED and MUHAMMAD ASLAM GONDAL (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on February 10, 2026.

Only the Landlord and the Landlord's Legal Representative Jasleen Narula attended the hearing.

As of 10:22 AM, the Tenants were 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:

L1 Application – Non-Payment of Rent

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 were still in possession of the rental unit.
3. The lawful rent is \$2,350.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$77.26. This amount is calculated as follows: \$2,350.00 x 12, divided by 365 days.
5. The Tenants have paid \$2,500.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$4,900.00.
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.

L2 Application – Persistent Late Payment of Rent

9. On November 17, 2025 the Landlord gave the Tenants an N8 notice of termination which indicated a termination date of January 31, 2025. The notice of termination states that the Tenants have persistently failed to pay rent on the date it was due.
10. By way of background, the rent is due on the first day of each month in the amount of \$2,350.00.
11. The Tenants were in possession of the rental unit on the date the application was filed.
12. The Landlord submits that from December 1, 2024 to November 1, 2025, the Tenants have paid their rent late 11 times out of 12 months.
13. Based on the contents of the N8 notice including an attached ledger, and the Landlord's Legal Representative's uncontested submissions and evidence, I am satisfied, on a balance of probabilities that the Tenants have persistently failed to pay rent on the date it was due.
14. The Landlord's Representative also submitted into evidence an updated rental payment ledger for the months since the Notice of Termination was served, including December 2025 to February 2026. The ledger shows the Tenants paid rent late for December 2025 and January 2026, and as of the date of the hearing rent has not been paid for February, 2026.

Relief from Eviction

15. The Landlord's Legal Representative seeks termination of the tenancy. The Landlord has attempted on several occasions to connect with the Tenants to discuss the rent arrears, the persistent late payment of rent and a possible payment plan but the Tenants did not respond.
16. The Landlord's Legal Representative was unaware of any factors to consider with respect to relief from eviction and the Tenants were not present at the hearing to provide any submissions. 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.

It is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenants is terminated. The Tenant must move out of the rental unit on or before March 1, 2026.
2. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application.
3. As of the date of the hearing, the Tenants owe the Landlord \$3,508.60. See Schedule 1 for the calculation of the amount owing.
4. The Tenants shall also pay the Landlord compensation of \$77.26 per day for the use of the unit starting February 11, 2026 to the date the Tenant moves out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing on or before March 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 2,, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 2, 2026.

February 18, 2026
Date Issued

Sean Ramage
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 of the Tenant expires on September 2, 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 as the tenancy is terminated

Rent Owing To February 10, 2026	\$5,822.60
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	-\$2,500.00
Total amount owing to the Landlord	\$3,508.60
Plus daily compensation owing for each day of occupation starting February 11, 2026	\$77.26 (per day)