



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

**File Number:** LTB-L-098676-25

**In the matter of:** 1101, 135 FENELON DR  
NORTH YORK ON M3A 3K7

**Between:** Beaux Properties Management Company Landlord

**and**

Nada Abdrahman Tenants  
Sara Abdrahman

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Nada Abdrahman and Sara Abdrahman (the 'Tenants') because:

- the Tenants has been persistently late in paying the Tenants' rent.

This application was heard by videoconference on January 15, 2026.

Only the Landlord's agent, Athena Metaxas, attended the hearing.

As of 9:25 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 Landlord's evidence.

### **Determinations:**

1. The Tenant was in possession of the rental unit on the date the application was filed. The parties have a month to month tenancy, and the rent is due on the 1<sup>st</sup> day of each month.
2. On August 7, 2025, the Landlord gave the Tenants an N8 notice of termination with a termination date of October 31, 2025.
3. The Landlord's agent referred me to the N8 notice which provides a breakdown of the dates the Tenant made payments late. The notice alleges that the Tenants paid the rent late 5 times from January 1, 2025 to August 31, 2025.
4. I accept the uncontested evidence of the Landlord and I find on a balance of probabilities, that the Tenant has persistently failed to pay rent on the date it was due.
5. The Landlord's agent indicated that after the N8 notice was served the rent was paid late for the months of September to November 2025; however, the rent for December 2025

and January 2026 has been paid on time and the Tenant has provided the Landlord a void cheque with the intention to pay on time. It is for this reason the Landlord's agent sought an order to continue the tenancy as long as the Tenant pays on time for the next twelve months. The agent also indicated that the Tenant has paid the \$186.00 filing fee.

6. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act. While the Landlord's uncontested evidence established that the Tenant paid rent persistently late, I find that a conditional order is appropriate in these circumstances.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant pays to the Landlord the full lawful rent owing on or before the first day of each month, commencing March 1, 2026 and continuing thereafter for twelve months (12), up to and including February 28, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenant.

**February 18, 2026**

**Date Issued**

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Adeela Alvez

Member, Landlord and Tenants 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.