



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

File Number: LTB-L-003813-26

In the matter of: A3, 24 MORRISON RD
KITCHENER ON N2A0L1

Between: CHAMPAKLAL MORAR Landlords
GITADEVI MORAR

And

ENRIQUE CARRANZA Tenants
VICTORINA CARRANZA

CHAMPAKLAL MORAR and GITADEVI MORAR (the 'Landlords') applied for an order to terminate the tenancy and evict ENRIQUE CARRANZA and VICTORINA CARRANZA (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 Landlords 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 Landlords' Legal Representative, Reilly Cservenyi, attended the hearing.

As of 10:01 a.m., 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 Landlords' evidence.

Determinations:

L1 Application – Non-Payment of Rent

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 \$2,516.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.72. This amount is calculated as follows: \$2,516.00 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 \$16,258.00.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,000.00 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 \$186.77 is owing to the Tenants for the period from October 23, 2020 to February 10, 2026.

L2 Application – Persistent Late Payment of Rent

10. On December 4, 2025, the Landlords served the Tenants with an N8 notice of termination with a termination date of February 28, 2026 (the 'N8 Notice'). The N8 Notice alleges that the Tenants have persistently failed to pay the rent when it was due and payable six times from July 2025 to December 2025.
11. Based on the uncontested evidence of the Landlords, I find that the Tenants have persistently failed to pay the rent on the date it was due and payable. The rent is due on the 1st day of each month. According to the Landlords' ledger, the Tenants have not paid the rent in full or on time from July 2025 to October 2025 and did not pay any rent from November to December 2025.
12. The Landlords' Legal Representative submitted that the Tenants' failure to pay the rent in full and on time persisted for the months of January and February 2026 as no payments were received for these months.

Relief from Eviction

13. The Landlords' Legal Representative requested termination of the tenancy based on the L2 Application and an order for the arrears with respect to the L1 Application. As the Tenants were not present to speak to their circumstances, the Landlords' Legal Representative was asked if they were aware of any circumstances of the Tenants that would give rise to delaying or denying eviction. The Landlords' Legal Representative submitted that they were not aware of any such circumstances.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and I find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act as it would be prejudicial to the Landlords. The Tenants did not attend the hearing to dispute the claims against them or to request relief from eviction. As such, the Tenants shall have the standard 11 days to move out.

It is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 7, 2026.
2. The Tenants shall pay the Landlords any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenants.
3. As of the date of the hearing, the Tenants owe the Landlords \$12,568.43. See Schedule 1 for the calculation of the amount owing.
4. The Tenants shall also pay the Landlords compensation of \$82.72 per day for the use of the unit starting February 11, 2026 to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlords the full amount owing on or before March 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 8, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before March 7, 2026, then starting March 8, 2026, the Landlords 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 Landlords on or after March 8, 2026.

February 24, 2026

Date Issued

Rachel Gibbons

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 Tenants expires on September 8, 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 as the tenancy is terminated

Rent Owing to February 10, 2026	\$14,569.20
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$2,000.00
Less the amount of the interest on the last month's rent deposit	-\$186.77
Total amount owing to the Landlords	\$12,568.43
Plus daily compensation owing for each day of occupation starting February 11, 2026	\$82.72 (per day)