



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

File Number: LTB-L-103701-25

In the matter of: 407, 301 PRUDENTIAL DR
SCARBOROUGH ON M1P4V3

Between: Jyoti Thakrar Landlords
Surendra Thakrar

And

Kara Lucas-Michaels Tenant

Jyoti Thakrar and Surendra Thakrar (the 'Landlords') applied for an order to terminate the tenancy and evict Kara Lucas-Michaels (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 17, 2026.

The Landlord's Agent, Misha Thakrar and the Landlord's Representative, Elaine Page and the Tenant attended the hearing.

Determinations:

1. The Landlords 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 \$2,900.00. It is due on the 5th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$95.34. This amount is calculated as follows: \$2,900.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 4, 2026, are \$34,800.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,900.00 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.
9. Interest on the rent deposit, in the amount of \$90.02 is owing to the Tenant for the period from November 5, 2024, to February 17, 2026.
10. The Landlord was unaware of any circumstances that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of a standard order.
11. The Tenant did not dispute the arrears of rent being claimed by the Landlords and attributed falling into arrears because of personal circumstances that resulted in both mental and physical hardship for the Tenant. The Tenant is a self-employed single mother of two children.
12. The Tenant has reached out for financial support and sought an extension of time from the Board, as to allow her to secure alternative housing or secure funds to void the order.
13. Given the circumstances, I find it would not be unreasonable to delay termination of the tenancy to March 8, 2026, allowing the Tenant additional time to secure alternative housing. I am mindful of the significant arrears owing and failure on the Tenant's part to make any payment since filing of this application. Accordingly, I am limiting the extension granted to March 8, 2026.
14. 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 March 8, 2026, pursuant to subsection 83(1)(b) of the Act.

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:**
 - \$34,986.00 if the payment is made on or before March 4, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$37,886.00 if the payment is made on or before March 8, 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 March 8, 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 March 8, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$30,335.40. 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 \$95.34 per day for the use of the unit starting February 18, 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 March 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 9, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 8, 2026, then starting March 9, 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 9, 2026.

February 23, 2026

Date Issued

Ilan Shingait

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 September 9, 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 March 4, 2026

Rent Owing to March 4, 2026	\$34,800.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$34,986.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 8, 2026

Rent Owing to April 4, 2026	\$37,700.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$37,886.00

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

Rent Owing to Hearing Date	\$33,139.42
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,900.00
Less the amount of the interest on the last month's rent deposit	- \$90.02
Total amount owing to the Landlord	\$30,335.40
Plus, daily compensation owing for each day of occupation starting February 18, 2026	\$95.34 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	