



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096787-25

In the matter of: 443 JOSEPHINE AVE
WINDSOR ON N9B 2K9

Between: Rahul Govindbhai Bhalala Landlords
Kapil Rameshbhai Narola
Archanaben Milan Koladiya

and

Kyle John Huver Tenants
Genevieve Juliet Marie Maheu
Joshua Joseph Stollar
Nadya Juliet Lajeunesse

Rahul Govindbhai Bhalala, Kapil Rameshbhai Narola and Archanaben Milan Koladiya (the 'Landlords') applied for an order to terminate the tenancy and evict Kyle John Huver, Genevieve Juliet Marie Maheu, Joshua Joseph Stollar and Nadya Juliet Lajeunesse (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord, Rahul Govindbhai Bhalala, and the Tenants, Kyle John Huver and Genevieve Juliet Marie Maheu, attended the hearing.

Determinations:

1. The Landlord, Rahul Govindbhai Bhalala, testified on behalf of all the Landlords, and the Tenant, Kyle John Huver, testified on behalf of all the Tenants.
2. The certificate of service indicates that only Genevieve Juliet Marie Maheu was served with the Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). During the hearing the Tenants confirmed that the N4 Notice came to their attention on November 17, 2025, which is 14 days prior to the termination date set out on the notice.
3. I find that the Landlords served the Tenants with a valid N4. 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.
4. As of the hearing date, the Tenants were still in possession of the rental unit.

5. The lawful rent is \$2,300.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
7. It is not in dispute that the Tenants have not made any payments since the application was filed. The rent arrears owing to February 28, 2026, are \$13,900.00.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlords collected a rent deposit of \$2,300.00 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.
10. Interest on the rent deposit, in the amount of \$46.32 is owing to the Tenants for the period from March 5, 2025, to February 17, 2026.

Relief from eviction

11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlords attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. In this case, the parties were unsuccessful resolving the issue of rent arrears through a payment plan. The Landlord sought an eviction order for termination and eviction with 11 days for the Tenants to pay off all outstanding amounts and void the order. The Landlord indicated that in addition to the rent, the Tenants have not paid the utilities.
13. The Tenants do not intend to preserve their tenancy because they are unable to afford the rent. The Tenants request for 2 months delay to find alternative accommodation.
14. Based on the evidence before me, I find that Tenants are unable to afford the current rent, and that the tenancy is not viable. Further, I am not satisfied that it would be fair to delay eviction for 2 months. The Tenants have not made any payments since the application was filed and continue to occupy the unit without paying the ongoing rent. Delaying the eviction would prejudice the Landlord considering the arrears have accumulated to \$13,900.00.

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 Board in trust:**
 - \$14,086.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$16,386.00 if the payment is made on or before March 9, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the Board 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 9, 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 9, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,725.22. 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 \$75.62 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 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 10, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before March 9, 2026, then starting March 10, 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 10, 2026.

February 26, 2026
Date Issued

Adeela Alvez
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 10, 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 February 28, 2026

Rent Owing To February 28, 2026	\$13,900.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$14,086.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 9, 2026

Rent Owing To March 31, 2026	\$16,200.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$16,386.00

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

Rent Owing To Hearing Date	\$12,885.54
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,300.00
Less the amount of the interest on the last month's rent deposit	- \$46.32
Total amount owing to the Landlord	\$10,725.22
Plus daily compensation owing for each day of occupation starting February 18, 2026	\$75.62 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	