



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098863-25

In the matter of: 612, 185 DEERFIELD RD
NEWMARKET ON L3Y0G7

Between: Dieu Ton Ma Landlord

And

Christopher Pappas Tenant

Dieu Ton Ma (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Pappas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026.

Only the Landlord's legal representative, Srivam Rangan attended the hearing.

As of 1:33 p.m., the Tenant was 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:

1. The Landlord 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 \$2,100.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 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 February 28, 2026 are \$22,500.00.
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 \$2,100.00 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 \$78.60 is owing to the Tenant for the period from July 3, 2024 to February 3, 2026.
10. At the hearing, the Landlord's legal representative advised that the tenancy between the Landlord and the Tenant was terminated effective February 28, 2026, pursuant to a consent order (LTB-L-098843-25) issued by the Board on January 20, 2026. Accordingly, the Landlord's legal representative sought an order for rental arrears only.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated February 28, 2026 by way of Board order LTB-L-098843-25.
2. The Tenant shall pay to the Landlord the amount of \$20,507.40, minus any rent payments or compensation paid by the Tenant. This amount includes rent arrears owing up to February 28, 2026 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.
3. The Tenant shall also pay the Landlord compensation of \$69.04 per day for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 11, 2026 at 4.00% annually on the balance outstanding.

February 27, 2026
Date Issued

Christina Philp
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant owes the Landlord for arrears owing to February 28, 2026

Rent Owing To February 28, 2026	\$22,500.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$78.60
Total the Tenant must pay to continue the tenancy	\$20,507.40
Plus daily compensation owing for each day of occupation starting March 1, 2026	\$69.04 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	