



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

File Number: LTB-L-101136-25

In the matter of: 58 MCCOURT DR
AJAX ON L1Z0P1

Between: Nasim Akbarzada Landlord
Natasha Akbarzada

And

Niki Kossivas Tenant

Nasim Akbarzada and Natasha Akbarzada (the 'Landlord') applied for an order to terminate the tenancy and evict Niki Kossivas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

Only the Landlord Nasim Akbarzada and the Landlord's representative Mila Brikett attended the hearing.

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 \$3,800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$124.93. This amount is calculated as follows: \$3,800.00 x 12, divided by 365 days.
5. The Tenant has paid \$12,700.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$0.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. Section 83 requires that I consider all the circumstances, including the Tenant's and the Landlord's situations to determine if it would be appropriate to grant section 83 relief from eviction. As the Tenant has paid the balance of the rent arrears owing approximately 2 weeks prior to the hearing date, I find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act and order that the outstanding filing fee be paid to the Landlord.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186 for the application filing fee.
2. If the Tenant does not pay the Landlord the full amount owing by March 15, 2026, the Tenant will owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Peter Nicholson
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.