



Order under Section 69 Residential Tenancies Act, 2006

Citation: Velocci v Shaziya Keval, 2026 ONLTB 21669

Date: 2026-03-18

File Number: LTB-L-107435-25

In the matter of: 17 CORNELIUS LANE
AJAX ON L1T0P8

Between: Andrew Velocci Landlord

And

Shaziya Keval Tenants
Belal Alazrak

Andrew Velocci (the 'Landlord') applied for an order to terminate the tenancy and evict Shaziya Keval and Belal Alazrak (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 9, 2026. The Landlord and the Tenants attended the hearing.

Determinations:

1. The Landlord 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 \$3,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$105.21. This amount is calculated as follows: \$3,200.00 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 March 31, 2026, are \$18,500.00.
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 \$3,200.00 from the Tenants 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 \$212.10 is owing to the Tenants for the period from May 31, 2023, to March 9, 2026.
10. 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 April 1, 2026, pursuant to subsection 83(1)(b) of the Act. The Tenants proposed a termination date of April 1, 2026, to vacate the rental unit. The first-named Tenant advises she is a single parent with three children. She and the second-named Tenant have separated.
11. The Landlord stated he wished to have a standard order; that is, an order which can be filed with the Sheriff's office 11 days from its issuance date. However, after explaining that April 1, 2026, would result in an extension of four days (based on the issuance date of March 18, 2026, the termination date associated with a standard order would be March 29, 2026), the Landlord agreed he would be agreeable to a termination date of April 1, 2026.
12. As the parties agreed on the extended termination date of April 1, 2026, I find no reason to disagree from this.

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:**
 - \$18,686.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$21,886.00 if the payment is made on or before April 1, 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 April 1, 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 April 1, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$13,020.79. 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 \$105.21 per day for the use of the unit starting March 10, 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 April 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 2, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 1, 2026, then starting April 2, 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 April 2, 2026.

March 18, 2026
Date Issued

Jane Dean
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 October 2, 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 31, 2026

Rent Owing To March 31, 2026	\$18,500.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$18,686.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 1, 2026

Rent Owing To April 30, 2026	\$21,700.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$21,886.00

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

Rent Owing To Hearing Date	\$16,246.89
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,200.00
Less the amount of the interest on the last month's rent deposit	- \$212.10
Total amount owing to the Landlord	\$13,020.79
Plus daily compensation owing for each day of occupation starting March 10, 2026	\$105.21 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	