



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

**Citation:** MENG v RANA, 2026 ONLTB 21560

**Date:** 2026-03-13

**File Number:** LTB-L-108769-25

**In the matter of:** 140 ELMERS LANE  
KING CITY ON L7B0P5

**Between:** Yang Hong Meng Landlords  
Lige Zhou

**And**

Imran Rana Tenants  
Vanessa Marie Cordeiro Ferreira

Yang Hong Meng and Lige Zhou (the 'Landlords') applied for an order to terminate the tenancy and evict Imran Rana and Vanessa Marie Cordeiro Ferreira (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 Landlords, the Landlords' Representative, Ravis Mohebbian, and the the first named Tenant, Imran Rana, attended the hearing.

### **Determinations:**

1. The Landlords 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 \$7,800.00. It is due on the 15th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$256.44. This amount is calculated as follows: \$7,800.00 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 14, 2026, are \$39,000.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$7,800.00 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.
9. Interest on the rent deposit, in the amount of \$92.89 is owing to the Tenants for the period from August 15, 2025, to March 9, 2026.

*Relief from Eviction*

10. The Landlord is requesting an 11-day standard eviction order. The arrears are substantial and when the rent is due again on March 15, 2026, the rent arrears will be nearing the Board's monetary jurisdiction of \$50,000.00. The Landlord is facing financial hardship trying to cover the mortgage and the property taxes for the rental unit. The Landlord indicated the Tenant advised he needed until March 2, 2026, to pay the arrears, but that date has come and gone and there is still no rent money coming in.
11. The Tenant indicates his assets and money are tied up in dealing with the CRA, and currently has no income nor any money coming in. At the hearing, the Tenant indicated he will most likely have the money within a week. The Tenant lives at the rental property with his children and his wife.
12. The arrears amount are significant, there has been no rent payments made to the Tenant, and the arrears are approaching the Board's jurisdictional limit. It would be too prejudicial to the Landlord to delay the eviction past the 11 days as requested by the Landlord. The Tenant advised he will most likely have the money within a week from the date of the hearing, and should that happen, the Tenant will have the opportunity to pay the arrears owing and void the order, thereby preserving their tenancy.
13. 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.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
  - \$39,186.00 if the payment is made on or before March 14, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$46,986.00 if the payment is made on or before March 24, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after March 24, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
  4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before March 24, 2026.**
  5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$29,391.23. 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 Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
  6. The Tenants shall also pay the Landlords compensation of \$256.44 per day for the use of the unit starting March 10, 2026, until the date the Tenants move out of the unit.
  7. If the Tenants do not pay the Landlords the full amount owing on or before March 24, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 25, 2026, at 4.00% annually on the balance outstanding.
  8. If the unit is not vacated on or before March 24, 2026, then starting March 25, 2026, the Landlords 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 Landlords on or after March 25, 2026.

**March 13, 2026**  
**Date Issued**

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Paula West Oreskovich  
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 25, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 14, 2026**

|                                                           |                    |
|-----------------------------------------------------------|--------------------|
| Rent Owing to March 14, 2026                              | \$39,000.00        |
| Application Filing Fee                                    | \$186.00           |
| <b>Total the Tenants must pay to continue the tenancy</b> | <b>\$39,186.00</b> |

**B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 24, 2026**

|                                                           |                    |
|-----------------------------------------------------------|--------------------|
| Rent Owing to April 14, 2026                              | \$46,800.00        |
| Application Filing Fee                                    | \$186.00           |
| <b>Total the Tenants must pay to continue the tenancy</b> | <b>\$46,986.00</b> |

**C. Amount the Tenants must pay if the tenancy is terminated**

|                                                                                                                     |                       |
|---------------------------------------------------------------------------------------------------------------------|-----------------------|
| Rent Owing to Hearing Date                                                                                          | \$37,098.12           |
| Application Filing Fee                                                                                              | \$186.00              |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$7,800.00          |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$92.89             |
| <b>Total amount owing to the Landlords</b>                                                                          | <b>\$29,391.23</b>    |
| Plus, daily compensation owing for each day of occupation starting March 10, 2026                                   | \$256.44<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                       |