



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

File Number: LTB-L-000620-26

In the matter of: 5 FRONTIER DR
Thorold ON L2V0K3

Between: NAVINDRA BADRINARAYAN

Landlord

And

Helena Eileen Allison-Rode
Mashaly Feras

Tenants

NAVINDRA BADRINARAYAN (the 'Landlord') applied for an order to terminate the tenancy and evict Helena Eileen Allison-Rode and Mashaly Feras (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 10, 2026.

Only the Landlord attended the hearing.

As of 11:06 a.m., the Tenants were 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:

Preliminary Issue: Amending the Application

1. At the hearing, the Landlord confirmed the incorrect city was entered for the rental unit on the application in error and requested the application be amended to correct the error. Taking into consideration Rule 15 of the Board's Rules of Procedure, the nature of the error, and that the Tenants were served with a notice of the hearing by email, I am satisfied there is minimal prejudice to the Tenants in granting the request. The application is therefore amended reflect the complete correct unit address.

L1 Application:

2. The Landlord served the Tenants with a 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.

3. At the hearing, it was brought to the Landlord's attention that the N4 Notice is missing the totals owing on the second page. The Landlord clarified that the error was made in good faith as he had difficulty trying to enter the information onto the PDF document. Nonetheless, a plain reading of the notice shows that when the amounts claimed on the second page are added together, they total the amount of arrears owing as listed on the first page of the N4 Notice. In addition, the incorrect postal code is listed for the unit address; however, the Landlord confirmed they served the N4 Notice personally and not by mail. There is also no evidence that the Tenant communicated any confusion regarding the contents of the N4 Notice. Therefore, having considered the Landlord's submissions and the nature of the errors, I am satisfied that the N4 Notice is substantially compliant with the requirements under the *Residential Tenancies Act, 2006* ('Act'), per section 212 of the Act, and is therefore valid.
4. As of the hearing date, the Tenants were still in possession of the rental unit.
5. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.
7. The Tenants has paid \$9,000.00 to the Landlord since the application was filed.
8. The rent arrears owing to March 31, 2026 are \$6,000.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the Landlord's attempts 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. The Tenants were also not present, though properly served with a notice of hearing, to provide any submissions for why or how the tenancy should be preserved.

It is ordered that:

1. The tenancy between the Landlord 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 Landlord or to the LTB in trust:**
 - \$6,186.00 if the payment is made on or before March 31, 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 31, 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 31, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$4,172.30. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$98.63 per day for the use of the unit starting March 11, 2026 until the date the Tenants moves out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 1, 2026.

March 20, 2026
Date Issued

Fotoula Hatzantonis
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 1, 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 31, 2026

Rent Owing To March 31, 2026	\$15,000.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$9,000.00
Total the Tenants must pay to continue the tenancy	\$6,186.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$12,986.30
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$9,000.00
Total amount owing to the Landlord	\$4,172.30
Plus daily compensation owing for each day of occupation starting March 11, 2026	\$98.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	