



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000585-26

In the matter of: Uplv, 77 SHREWSBURY SQ
Toronto ON M1T1L4

Between: Qing Ao Landlord

And

Ahmaud Benjamin Cockburn Tenants
Makiba Charles

Qing Ao (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmaud Benjamin Cockburn and Makiba Charles (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 11, 2026.

The Landlord and Tenant, Makiba Charles, attended the hearing.

As of 04:09 p.m., the Tenant, Ahmaud Benjamin Cockburn, was not present, nor 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 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 \$2,900.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$95.34. This amount is calculated as follows: \$2,900.00 x 12, divided by 365 days.
5. The Tenants had not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$11,600.00.

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 \$2,900.00 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 \$63.57 is owing to the Tenants for the period from February 24, 2025, to March 11, 2026.
10. 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 Landlord 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.
11. The Tenant, Makiba Charles (MC), testified that he moved out of the rental unit in December 2025. MC spoke to the other Tenant, Ahmaud Benjamin Cockburn(ABC), but he did not want to leave even though he could not afford the rental unit after losing his job. MC has been living somewhere else and has had no communication from ABC. MC feels he should not be responsible for the arrears when he was not residing at the rental unit, even though MC understands the implications of a joint tenancy. MC is willing to terminate the tenancy. There is no reason before me to delay or deny eviction since the arrears are substantial.

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:**
 - \$11,786.00 if the payment is made on or before March 29, 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 had paid the full amount owing as ordered plus any additional rent that became due after March 29, 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 29, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$6,971.17. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$95.34 per day for the use of the unit starting March 12, 2026, until the date the Tenants move out of the unit.

7. If the Tenants do not pay the Landlord the full amount owing on or before March 29, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 30, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 29, 2026, then starting March 30, 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 March 30, 2026.

March 18, 2026
Date Issued

Sheena Brar
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 30, 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 29, 2026

Rent Owing To March 31, 2026	\$11,600.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$11,786.00

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

Rent Owing To Hearing Date, March 11, 2026	\$9,748.74
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,900.00
Less the amount of the interest on the last month's rent deposit	- \$63.57
Total amount owing to the Landlord	\$6,971.17
Plus daily compensation owing for each day of occupation starting March 12, 2026	\$95.34 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	