



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-007107-26-SA

In the matter of: 417, 500 MURRAY ROSS PKY
NORTH YORK ON M3J2Z3

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

ISRAEL NWANKO Tenant
MARY NWANKO

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict ISRAEL NWANKO and MARY NWANKO (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 14, 2025 with respect to application LTB-L-070551-25.

The Landlord's application was resolved by order LTB-L-007107-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007107-26.

This motion was heard by videoconference on March 16, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Jason Paine.

Determinations:

1. The Tenant signed in to the hearing room but disconnected. The matter was stood down to see if the Tenant would log back in. By 1:45 PM the Tenant had not signed back in. Moreover, the Landlord's representative advised he attempted to call the Tenant twice. The Tenant did not answer. Given the circumstances the hearing proceeded based on the uncontested evidence of the Landlord.
2. At the hearing the Landlord consented to the Tenant's motion to set aside the previous order.
3. The lawful rent is \$359.00. It is due on the 1st day of each month.
4. The rent arrears owing to March 31, 2026, are \$918.48.

5. The Landlord advised they are willing to give the Tenant until March 31, 2026, to pay the outstanding arrears to preserve the tenancy. I find the Landlord's position to be reasonable. An order will be issued accordingly.

It is ordered that:

1. The motion to set aside order LTB-L-007107-26, issued on February 2, 2026, is granted. The order is set aside and replaced as follows:
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

\$918.48 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

4. 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 March 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
5. **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 March 31, 2026.**
6. If the Tenant does not void the order, the Tenant shall pay to the Landlord **\$367.42**. See Schedule 1 for the calculation of the amount owing.
7. The Tenant shall also pay the Landlord compensation of \$11.80 per day for the use of the unit starting March 17, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1 2026, at 7.00% annually on the balance outstanding.
9. 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.
10. 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 17, 2026
Date Issued

Bryan Delorenzi
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 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	\$918.48
Total the Tenant must pay to continue the tenancy	\$918.48

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

Rent Owing To Hearing Date	\$748.28
Less the amount of the last month's rent deposit	- \$375.27
Less the amount of the interest on the last month's rent deposit	- \$5.59
Total amount owing to the Landlord	\$367.42
Plus daily compensation owing for each day of occupation starting March 17, 2026	\$11.80 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

