



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001781-26

In the matter of: 2308, 20 PRINCE ARTHUR AVE
TORONTO ON M5R1B1

Between: HOLLYBURN PROPERTIES LIMITED Landlord

And

FADI GHAZAL Tenants
JAVAN MNGOLA

Hollyburn Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Fadi Ghazal and Javan Mngola (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remain in the unit after the termination date.

This application was heard by videoconference on March 17, 2026. The Landlord and the Tenant, Javan Mngola, attended the hearing representing both Tenants.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. However, the tenancy shall continue pursuant to a conditional order that the Tenants shall pay on time for the following 12 months.
2. The Tenants were in possession of the rental unit on the date the application was filed.
N8 Notice of Termination – Persistent Late Rent Payments
3. On December 12, 2025, the Landlord gave the Tenants an N8 notice of termination. The notice of termination contains the following allegations: During the period of March 2025 through December 2025, the Tenants persistently paid rent late 7 out of 10 months.
4. I find that the N8 notice complies with the *Residential Tenancies Act, 2006* ('the Act'), it meets the 60-day requirement, and it provides sufficient details as to the reason for the notice.
5. The Landlord's representative confirmed that the rent is due on the 1st day of each month. They testified that the rent has been paid late 7 out of 10 months from March 1, 2025 to December 1, 2025, with the exception of the months of June, July, and December 2025.

6. The Landlord's representative submitted that since the application was filed on January 7, 2026, to the date of the hearing, the Tenants have corrected their behaviour and have paid the rent in full and on time for the months of January, February, and March 2026.
7. The Tenant admitted that the rent was paid late due to their work payment schedule. They stated that the issues have now been resolved, and they are able to pay the rent on time moving forward.
8. Based on uncontested evidence of the parties, I am satisfied that the Tenants have been persistently paying the rent late and not on the date it is due.
9. The Landlord was seeking a 12-month conditional order for the Tenants to pay on time starting April 1, 2026. The Tenant was not opposed to the Landlord's request and was agreeable to the terms of a conditional order.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the following conditions:
 - a) Commencing April 1, 2026, until March 1, 2027, inclusive, the Tenants shall pay their lawful monthly rent in full and one time, on or before the 1st day of the month.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
3. On or before April 23, 2026, the Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenants do not pay the Landlord the full amount owing on or before April 23, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 24, 2026 at 4.00% annually on the balance outstanding.

March 23, 2026
Date Issued

Colette Myers
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.