



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

File Number: LTB-L-001725-26-HR

In the matter of: 122, 7555 GOREWAY DRIVE
MISSISSAUGA, ON L4T3M9

Between: SiteLine (7555 Goreway) Inc. Landlord

and

Makao Wamini Tenant

HEARING ORDER

SiteLine (7555 Goreway) Inc. (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Makao Wamini (the 'Tenant') because the Landlord claimed the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 18, 2026. The Landlord's legal representative Phylicia Thomas (paralegal) attended the hearing on behalf of the Landlord.

As of 11:52am (the hearing was scheduled to start at 9am), the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. The LTB mailed the notice of hearing package to the Tenant at the rental unit address on February 17, 2026 (deemed served February 22, 2026). There was no record of a request to adjourn or reschedule the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. I am satisfied from the Certificate of Service that the Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,999.00. It is due on the first (1st) day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$65.72. This amount is calculated as follows: (\$1,999.00 x 12 months), divided by 365 days.
5. The Tenant paid \$3,526.00 since the application was filed.

6. The rent arrears currently owing (up to March 31, 2026) is \$944.00.
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 \$1,999.00 from the Tenant on July 21, 2025 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. The Landlord has not paid any interest on the deposit. Interest is owing on the rent deposit from the date of collection to the termination date in the N4 Notice.
10. The Landlord's legal representative did not know any circumstances regarding the Tenant and requested a standard order. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. Since the Tenant did not attend the hearing to challenge the application, there were no known circumstances for me to consider to deny or delay the eviction.

It is ordered that:

11. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

PAY AND STAY OPTIONS

12. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- **\$1,130.00*** if the payment is made on or before March 31, 2026 (see Schedule A section A for how this amount was calculated);

OR

- **\$3,129.00**** if the payment is made after March 31, 2026 but by April 5, 2026 (see Schedule A section B for how this amount was calculated).

13. 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 April 5, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.

PAY AND GO OPTION

14. **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 April 5, 2026 (standard 11 days from the issuance date of this order).**

15. If the Tenant does not void this order, by the termination date of April 5, 2026 the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to, by \$561.90 (see Schedule 1 section C for how this amount was calculated. If the Tenant overstays beyond the termination date, the Landlord is authorized to deduct from the amount owing to the Tenant **\$65.72 per day** for compensation for the use of the rental unit **starting April 6, 2026** until the date the Tenant actually moves out of the rental unit or gets evicted through Sheriff enforcement.
16. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
17. If the unit is not vacated on or before April 5, 2026, then starting April 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
18. 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 6, 2026.

March 25, 2026
Date Issued

Michelle Tan
Vice Chair, 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 6, 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

PAY AND STAY OPTIONS

- 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	\$944.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$1,130.00*

- B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made after March 31, 2026 but by April 5, 2026**

Rent Owing To April 30, 2026	\$2,943.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$3,129.00**

PAY AND GO OPTION

- C. Amount the Tenant must pay if the tenancy is terminated**

Rent Owing Pro-Rated to Termination Date	\$1,272.60
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,999.00
Less the interest owing on the deposit from the date of collection July 1, 2025 to the termination date in the N4 Notice December 25, 2025	-\$21.50
Total amount owing to the Landlord	\$(561.90)
Plus daily compensation owing for each day of occupation starting April 6, 2026 until the rental unit is vacated	\$65.72 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	