



Order under Section 69 Residential Tenancies Act, 2006

Citation: Homestead Land Holdings Limited v Balakrishnan, 2026 ONLTB 25453

Date: 2026-03-27

File Number: LTB-L-109299-25

In the matter of: 806, 283 PHARMACY AVE
SCARBOROUGH ON M1L3G1

Between: Homestead Land Holdings Limited Landlord

And

Arun Balakrishnan Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Arun Balakrishnan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2026.

The Landlord's Representative, Ashleigh Searles, and the Tenant attended the hearing.

Determinations:

1. 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 \$1,275.67. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$41.94. This amount is calculated as follows: \$1,275.67 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$8,823.53.
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 \$1,275.00 from the Tenant 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 \$14.60 is owing to the Tenant for the period from September 1, 2025, to March 18, 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 Tenant and find that it would not be unfair to postpone the eviction until April 30, 2026, pursuant to subsection 83(1)(b) of the Act.
11. At the hearing, the Tenant testified that he fell into arrears due to a family situation that required urgent travel. He lives in the rental unit with two children – ages 8 and 12 – and is their sole parent.
12. The Tenant testified at the hearing about his income and expenses. I am satisfied that the income he testified to is sufficient to pay the rent on an ongoing basis.
13. I considered granting relief in the form of a payment plan, rather than postponing the date that this order becomes enforceable. The Landlord's representative submitted that this would not be appropriate in these circumstances as the Tenant previously breached a Board-ordered payment plan. I share the Landlord's concerns that the Tenant has a history of prioritizing other debts and obligations over his rent arrears and therefore do not view a payment plan as an appropriate form of relief.
14. However, in light of the circumstances disclosed at the hearing, I am satisfied that a postponement of the eviction date to April 30, 2026, would not be unfair to the Landlord. The Tenant's disclosed income is significantly higher than the rent for the rental unit, and therefore, in my view, it is likely that the Landlord will be able to recover any additional amounts of rent that become payable as a result of this short delay.
15. In order to preserve his tenancy, the Tenant will be required to pay off the balance of the arrears in accordance with the terms set out below.

It is ordered that:

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

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

- \$9,009.53 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$10,285.20 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. 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 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **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 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,199.18. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$41.94 per day for the use of the unit starting March 19, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.

March 27, 2026
Date Issued

Jeremy Henderson
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 November 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	\$8,823.53
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$9,009.53

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing to April 30, 2026	\$10,099.20
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10,285.20

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

Rent Owing to Hearing Date	\$8,302.78
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,275.00
Less the amount of the interest on the last month's rent deposit	- \$14.60
Total amount owing to the Landlord	\$7,199.18
Plus, daily compensation owing for each day of occupation starting March 19, 2026,	\$41.94 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	