



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

**File Number:** LTB-L-004815-26

**In the matter of:** 70 Cortez Court  
Brampton ON L6X3Z4

**Between:** Mohammad Jamil Landlord

**And**

Okoriniama Diepiriye George Tenant

Mohammad Jamil (the 'Landlord') applied for an order to terminate the tenancy and evict Okoriniama Diepiriye George (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 24, 2026.

The Landlord's Agent, Mian Jamil 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 \$1,550.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$50.96. This amount is calculated as follows: \$1,550.00 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 \$4,650.00.
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 \$1,550.00 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 \$21.05 is owing to the Tenant for the period from August 1, 2025, to March 24, 2026.
10. The Landlord attempted to contact the Tenant to negotiate a payment plan but was unable to do so.
11. The Landlord was unaware of any circumstances that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of a standard order.
12. The Tenant did not dispute the arrears of rent being claimed by the Landlord and attributed falling into arrears because his sponsor was having financial difficulty and was unable to assist the Tenant financially. The Tenant testified that his sponsor has since informed him that he will be assisting the Tenant with paying the arrears owing but no specific amount or dates of proposed payments were provided at the time of the hearing. The Tenant is an international student.
13. Based on the evidence, I find that it would be appropriate to allow the Tenant a short extension of time to April 20, 2026. This will allow the Tenant to make any necessary arrangements with their sponsor, and/or secure alternative housing.
14. 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 not be unfair to postpone the eviction until April 20, 2026 pursuant to subsection 83(1)(b) of the Act.

**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:**
  - \$6,386.00 if the payment is made on or before April 20, 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 20, 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 20, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,937.99. 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 \$50.96 per day for the use of the unit starting March 25, 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 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 20, 2026, then starting April 21, 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 April 21, 2026.

**April 1, 2026**  
**Date Issued**

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Ilan Shingait  
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 21, 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 April 20, 2026**

|                                                          |                   |
|----------------------------------------------------------|-------------------|
| Rent Owing To April 30, 2026                             | \$6,200.00        |
| Application Filing Fee                                   | \$186.00          |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$6,386.00</b> |

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

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$4,323.04           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$1,550.00         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$21.05            |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$2,937.99</b>    |
| Plus daily compensation owing for each day of occupation starting March 25, 2026                                    | \$50.96<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |