



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

File Number: LTB-L-008364-26

In the matter of: 302, 91 COSBURN AVE
EAST YORK ON M4K2G2

Between: Greenwin Corp Landlord

And

HUSEYIN MANAY Tenants
ZEYNEP AYDOGDU

Greenwin Corp (the 'Landlord') applied for an order to terminate the tenancy and evict HUSEYIN MANAY and ZEYNEP AYDOGDU (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 12, 2026.

Only the Landlord's representative, Matt Anderson, attended the hearing.

As of 1:45 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,159.41. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$70.99. This amount is calculated as follows: \$2,159.41 x 12, divided by 365 days.
5. The Tenants have paid \$6,389.41 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$54.77.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay the Landlord \$54.77 for rent arrears owed up to March 31, 2026 and \$186.00 for the cost of filing the application.
2. If the Tenants do not pay the amount in paragraph 1 by April 15, 2026, they will start to owe interest. This is simple interest, calculated at 4.00% on the balance outstanding as of April 16, 2026.

March 31, 2026
Date Issued

Vishal Nanda
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.