



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

File Number: LTB-L-103291-25

In the matter of: 22, 15 LYTHAM GREEN CIR
NEWMARKET ON L3Y0H3

Between: Min Lin
Shifan Lin
Yuna Huang

Landlords

And

Arash Hemmati Garakani

Tenant

Min Lin, Shifan Lin and Yuna Huang (the 'Landlords') applied for an order to terminate the tenancy and evict Arash Hemmati Garakani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

The Landlords and the Tenant attended the hearing. The Tenant spoke with Tenant Duty Counsel prior to the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 \$2,650.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$87.12. This amount is calculated as follows: \$2,650.00 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 February 28, 2026 are \$9,600.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit since it was used for the month of December 2025. The Tenant signed an N11 Notice of Termination for January 2, 2026 but did not vacate the rental unit.
9. Landlord Min Lin testified on behalf of the Landlords and stated that her parents are in their 70s and in poor health. They are experiencing financial distress due to the unpaid rent and are borrowing from their line of credit to make the mortgage payments. The Tenant has not made any rent payments since October 2025.
10. The Tenant agreed that the arrears of rent are owing and that they want to move out of the rental unit. The Tenant has been looking for alternative housing and stated that they could vacate by March 30, 2026.
11. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenant indicated that they intend to vacate by March 30, 2026. Due to the date of this order, the voiding date will be April 7, 2026.

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 (less any payments made since the date of the hearing):**
 - \$15,086.00 if the payment is made on or before April 7, 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 7, 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 7, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,791.28. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$87.12 per day for the use of the unit starting February 20, 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 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 8, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 7, 2026, then starting April 8, 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 8, 2026.

April 7, 2026
Date Issued

Margo den Haan
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 8, 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 7, 2026

Rent Owing To April 30, 2026 <i>(less any payments made since the date of the hearing)</i>	\$14,900.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy <i>(less any payments made since the date of the hearing)</i>	\$15,086.00

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

Rent Owing To Hearing Date	\$8,605.28
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,791.28
Plus daily compensation owing for each day of occupation starting February 20, 2026	\$87.12 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	