



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

File Number: LTB-L-104259-25

In the matter of: 286 GELLS RD
Richmond hill ON L4C3A4

Between: 2556767 Ontario Limited Landlord

And

Mikail Aydemir Tenant
Harika Aydemir

2556767 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Mikail Aydemir and Harika Aydemir (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 23, 2026.

The only person who attended was an individual named Yonglin Zhao identifying herself as a property manager for the Landlord. No evidence was presented that the property manager is an employee of the Landlord, an officer or director of the Landlord, or otherwise falls within a category of permitted representation under the *Residential Tenancies Act, 2006* (the 'Act') or the related bylaws of the *Law Society Act*.

Section 23 of the *Statutory Powers Procedure Act* permits parties to be represented by counsel or an agent, subject to any limitation imposed by another Act. Section 1(5) of the *Law Society Act* restricts the provision of legal services for a fee or other consideration unless the person is licensed by the Law Society of Ontario or falls within a specific statutory exemption set out in its bylaws.

In *Law Society of Upper Canada v. Chiarelli*, 2014 ONCA 391, the Court of Appeal confirmed that a person who, for hire or as part of a business, represents parties before tribunals and advances their legal positions is providing legal services. The Court emphasized that characterizing such services as "property management" or asserting that the representative is unpaid does not avoid the application of the *Law Society Act* where the activity is part of a business operated for commercial purposes. In the absence of the Tenant the matter was stood down permit Ms. Zhao an opportunity to telephone the Landlord to advise him that his attendance was required, following which he signed into the virtual hearing.

The Tenant was 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 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 \$4,612.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$151.63. This amount is calculated as follows: \$4,612.00 x 12, divided by 365 days.
5. The Tenant has paid \$4,959.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026, are \$26,777.00.
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 \$4,612.00 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 \$95.53 is owing to the Tenant for the period from March 1, 2025, to February 23, 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
11. The Tenant did not attend the hearing and provided no evidence or further information for the Board to consider. In the absence of any evidence from the Tenant, there are no circumstances that would justify refusing or delaying the eviction.

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:**
 - \$36,187.00 if the payment is made on or before April 12, 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 12, 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 12, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$21,130.96. 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 \$151.63 per day for the use of the unit starting February 24, 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 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 13, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 12, 2026, then starting April 13, 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 13, 2026.

April 1, 2026
Date Issued

Nathan Korenberg
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 13, 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 12, 2026

Rent Owing To April 30, 2026	\$40,960.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,959.00
Total the Tenant must pay to continue the tenancy	\$36,187.00

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

Rent Owing To Hearing Date	\$30,611.49
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,959.00
Less the amount of the last month's rent deposit	- \$4,612.00
Less the amount of the interest on the last month's rent deposit	- \$95.53
Total amount owing to the Landlord	\$21,130.96
Plus daily compensation owing for each day of occupation starting February 24, 2026	\$151.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	