



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

File Number: LTB-L-005507-26

In the matter of: 1603, 24 EVA RD
ETOBICOKE ON M9C2B2

Between: Westmall Investments Landlord

And

Mani Nard Tenants
Antonjon Gjoka

Westmall Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Mani Nard and Antonjon Gjoka (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on March 31, 2026.

Only the Landlord's Agent, Charles Berman, attended the hearing.

As of 9:53 a.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 Tenants paid the Landlord all the rent that was in arrears up to March 31, 2026.
2. The only amount owing is a portion of the Landlord's cost of filing the application. As a result, the order will be limited to the balance of costs owing only.
3. 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 grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$129.92 for the remaining cost of filing the application.

2. If the Tenants do not pay the Landlord the full amount owing on or before April 13, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 14, 2026, at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Sean Ramage
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.