



Order under Section 69 Residential Tenancies Act, 2006

Citation: Khan v Johnson, 2026 ONLTB 28066

Date: 2026-04-02

File Number: LTB-L-097218-25

In the matter of: 2, 1558 ALLEN PL
LONDON ON N5W2V8

Between: Asif Khan Landlord

And

Arron Johnson Tenants
Nancy Peckham

Asif Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Arron Johnson and Nancy Peckham (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 29, 2026.

The Landlord's agent Khalid Parvaiz and the Tenants attended the hearing.

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 \$1,500.00. It is due on the 12th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to February 11, 2026, are \$13,500.00.
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.
9. The Tenants testified that they believed that they did not owe the Landlord any rent, based on an alleged agreement between them and the Landlord with respect to work conducted by the Tenants. The Tenants do not believe they owe anything as they allege that the building is unsafe however, the Tenants did not produce any evidence to support same, and I am satisfied that the Tenants owe the rent arrears as claimed by the Landlord.
10. The parties agreed to an extended standard order and will be delayed to April 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'), and find that it would not be unfair to postpone the eviction until April 30, 2026, pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$15,728.52 if the payment is made on or before April 11, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$17,228.52 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 30, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$12,087.36. 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 Tenants shall also pay the Landlord compensation of \$49.32 per day for the use of the unit starting January 30, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 2026.

April 2, 2026
Date Issued

Jagger Benham
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 November 1, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 11, 2026

Rent Owing To April 11, 2026	\$15,542.52
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$15,728.52

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To May 11, 2026	\$17,042.52
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$17,228.52

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$11,901.36
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$12,087.36
Plus daily compensation owing for each day of occupation starting January 30, 2026	\$49.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	