



Order under Section 69 Residential Tenancies Act, 2006

Citation: HARRINGTON HOUSING INC v Sokabi, 2026 ONLTB 28487

Date: 2026-04-13

File Number: LTB-L-005342-26

In the matter of: 211, 45 LISGAR ST
TORONTO ON M6J0B8

Between: HARRINGTON HOUSING INC

Landlord

And

Adedamola Sokabi

Tenant

HARRINGTON HOUSING INC (the 'Landlord') applied for an order to terminate the tenancy and evict Adedamola Sokabi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 30, 2026.

Only the Landlord's Agent, Yasemin Mamaloglu attended the hearing.

As of 1:17 p.m., 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 \$1,127.50. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$37.07. This amount is calculated as follows: \$1,127.50 x 12, divided by 365 days.
5. The Tenant has paid \$4,435.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$255.00.

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 \$1,100.00 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 \$24.62 is owing to the Tenant for the period from March 7, 2025 to March 30, 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 not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$441.00. This amount includes rent arrears owing up to March 31, 2026 and the cost of filing the application.

April 13, 2026
Date Issued

Carrie Bertrand
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.