



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

File Number: LTB-L-008183-26

In the matter of: 1514, 2801 Jane Street
North York ON M3N2H8

Between: GREENWIN CORP Landlord

And

RAMLAGAN BASI Tenant

GREENWIN CORP (the 'Landlord') applied for an order to terminate the tenancy and evict RAMLAGAN BASI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 2, 2026.

The Landlord's representative S. Beard and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day 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 \$1,166.34. It is due on the 1st day of each month.
4. The Tenant has paid \$4,540.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$125.36.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$311.36.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and given the small arrears

owing, 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 \$311.36 for arrears of rent up to April 30, 2026 and costs.
2. If the Tenant does not pay the Landlord the full amount owing by April 25, 2026 the Tenant will owe interest. This will be simple interest calculated from April 26, 2026 at 4.00% annually on the outstanding balance.

April 14, 2026
Date Issued

Peter Nicholson
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.