



Order under Section 69 Residential Tenancies Act, 2006

Citation: Sidher v Asare, 2026 ONLTB 29745

Date: 2026-04-10

File Number: LTB-L-002869-26

In the matter of: Basement Apartment, 28 GERMAIN CIR
BRAMPTON ON L6X5K2

Between: Arvind Kumar Sidher Landlord

And

Ashlee Toniann Josephine Asare Tenant

Arvind Kumar Sidher (the 'Landlord') applied for an order to terminate the tenancy and evict Ashlee Toniann Josephine Asare (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 31, 2026 at 10:59 a.m.

The Landlord Arvind Kumar Sidher and the Tenant Ashlee Toniann Josephine Asare attended the hearing.

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 \$1,700.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: \$1,700.00 x 12, divided by 365 days.
5. The Tenant has paid \$400.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$16,600.00.
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 \$1,900.00 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 \$87.29 is owing to the Tenant for the period from April 2, 2024 to March 31, 2026.

Relief from eviction

10. 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.
11. The Tenant testified the Tenant accumulated arrears as she has a limited income working approximately 9 hours per week. The Tenant further testified that finding a new unit that is both affordable and suitable for her family, including the Tenant's 4-year-old child, in the community would be challenging given the current rental market conditions. For these reasons, the Tenant requested that should an eviction be granted, the Board delay the eviction up to May 31, 2026.
12. The Landlord submitted that any payment plan was inappropriate, as since the application the Tenant has made minimal payments towards the arrears. The Landlord further submitted that any delay would only further prejudice the Landlord as the arrears were significant.
13. After considering all the circumstances, I find that it would not be unfair to postpone the eviction until April 30, 2026. I am not persuaded the Tenant would be able to commit to a payment plan, as by her own testimony her average monthly household income of is extremely limited, and in this case the Tenant led no documentary evidence to support her testimony regarding either her income or expenses. This lack of corroborating evidence informs my decision that a payment plan is not realistic in the circumstances. Nevertheless, I find the delay will afford the Tenant with additional time to complete a housing search for an affordable and suitable unit for the Tenant's family in the community which is appropriate given the Tenant's circumstances, without significantly prejudicing the Landlord.

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:**
 - \$18,086.00 if the payment is made on or before April 30, 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 30, 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 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$14,398.71. 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 \$55.89 per day for the use of the unit starting April 1, 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 30, 2026, the Tenant 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 10, 2026
Date Issued

Greg Witt
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 Tenant 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 April 30, 2026	\$18,700.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$400.00
Total the Tenant must pay to continue the tenancy	\$18,086.00

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

Rent Owing To Hearing Date	\$16,600.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$400.00
Less the amount of the last month's rent deposit	- \$1,900.00
Less the amount of the interest on the last month's rent deposit	- \$87.29
Total amount owing to the Landlord	\$14,398.71
Plus daily compensation owing for each day of occupation starting April 1, 2026	\$55.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	