



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

File Number: LTB-L-013041-26

In the matter of: 001, 404 ELGIN ST
OTTAWA ON K2P1N3

Between: Saickley Enterprises Ltd. Landlord

And

Ruveyda Erdogan Tenant

Saickley Enterprises Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ruveyda Erdogan (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 9, 2026.

Only the Landlord's agent, Selena Saickley, attended the hearing.

As of 9:34 AM, 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 Tenant has persistently failed to pay the rent on the date it was due. I say this because the Landlord's uncontested evidence was that for the period between March 2025 through to February 2026, the Tenant has persistently paid their rent late every month.
2. Since the N8 Notice of Termination was served to the Tenant on January 9, 2026, the Tenant continued to pay their rent late.
3. The Landlord sought a conditional order requiring the Tenant to pay their rent on time for the next twelve months.
4. The Landlord's request is granted as it only benefits the Tenant by allowing the Tenant a chance to preserve the tenancy by paying the rent on time.

5. 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 subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
2. The Tenant shall pay to the Landlord the new rent as it comes due for the period between May 2026 through to and including April 2027 in full and no later than the first day of each month.
3. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application by April 25, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 26, 2026, at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Melissa Anjema
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.