



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009857-26

In the matter of: 1692 DOUGLAS LANGTREE DR
OSHAWA ON L1K0X3

Between: Kesava Lakki Reddy Landlords
Settem Tejaswini

And

Tammy Frandsen Tenants
Leah Reddick

Kesava Lakki Reddy and Settem Tejaswini (the 'Landlords') applied for an order to terminate the tenancy and evict Tammy Frandsen and Leah Reddick (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 8, 2026.

Only the Landlords and their Legal Representative, Sarah Vaz, attended the hearing.

As of 1:38pm, the Tenants were 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 Landlords' evidence.

Determinations:

1. The Landlords 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. There was a preliminary issue raised pertaining to service of the N4 Notice documents on one of the Tenants. The Landlords' Legal Representative testified that this was an oversight and uploaded the certificate of service during the hearing. With this, I was satisfied with service on both Tenants, and the preliminary issue was resolved.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$4,000.00. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$131.51. This amount is calculated as follows: \$4,000.00 x 12, divided by 365 days.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to April 30, 2026, are \$32,000.00.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlords collected a rent deposit of \$4,000.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$132.22 is owing to the Tenants for the period from November 20, 2024, to April 8, 2026.

Relief from Eviction

11. The Landlords sought a standard voidable eviction order, that would provide the Tenants 11 days to pay off all outstanding amounts and void the order.
12. The Landlords' Representative testified they reached out to the Tenants to negotiate a payment plan; however, the Tenants were not responsive to this proposition. The Landlords' Legal Representative was not aware of any reason to delay or deny eviction.
13. As the Tenants were not present or represented at the hearing no other circumstances were presented in support of granting relief from eviction.
14. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$32,186.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$36,186.00 if the payment is made on or before May 4, 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 May 4, 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 May 4, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$25,105.86. 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 Landlords owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlords compensation of \$131.51 per day for the use of the unit starting April 9, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before May 4, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 5, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 4, 2026, then starting May 5, 2026, the Landlords 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 5, 2026.

April 23, 2026
Date Issued

Amit Gurpersaud
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 5, 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	\$32,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$32,186.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 4, 2026

Rent Owing To May 31, 2026	\$36,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$36,186.00

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

Rent Owing To Hearing Date	\$29,052.08
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,000.00
Less the amount of the interest on the last month's rent deposit	- \$132.22
Total amount owing to the Landlord	\$25,105.86
Plus daily compensation owing for each day of occupation starting April 9, 2026	\$131.51 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	