



Order under Section 69 Residential Tenancies Act, 2006

Citation: Hersz Properties Limited v Ghanizada, 2026 ONLTB 31747

Date: 2026-04-20

File Number: LTB-L-010261-26

In the matter of: 906, 2099 LAWRENCE AVENUE WEST
TORONTO ON M9N1H9

Between: Hersz Properties Limited Landlord

And

Abdul Ghanizada Tenant

Hersz Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Abdul Ghanizada (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

The Landlord's Representative, the Tenant, and the Tenant's support person, Hamza Ghanizada, 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 \$1,291.03. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$42.44. This amount is calculated as follows: \$1,291.03 x 12, divided by 365 days.
5. The Tenant has paid \$3,860.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$1,745.15.

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 \$1,142.43 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 \$6.90 is owing to the Tenant for the period from January 1, 2026, to April 15, 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 postpone the eviction until May 31, 2026, pursuant to subsection 83(1)(b) of the Act.
11. The payment plan proposed by the Tenant was not reasonable because a summary budget analysis conducted in the hearing suggests that the Tenant's expenses exceed their income so there are no funds available for arrears repayment, and the tenancy may not be viable. The Tenant may be able to get a loan to pay the arrears and requests an extension of time to do so. Other occupants of the rental unit include a spouse who is ill and five children. In consideration of the family members who would be affected by a termination of the tenancy, the length of time it would reasonably take for the family to relocate, and the relatively low amount of arrears, a delayed termination date of May 31, 2026 is not unreasonable and does not cause significant prejudice to 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:**
 - \$1,931.15 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$3,222.18 if the payment is made on or before May 31, 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 May 31, 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 May 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$127.39. 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 \$42.44 per day for the use of the unit starting April 16, 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 May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.

April 20, 2026
Date Issued

Dawn Carr
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 December 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	\$5,605.15
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,860.00
Total the Tenant must pay to continue the tenancy	\$1,931.15

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing to May 31, 2026	\$6,896.18
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,860.00
Total the Tenant must pay to continue the tenancy	\$3,222.18

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

Rent Owing to Hearing Date	\$4,950.72
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,860.00
Less the amount of the last month's rent deposit	- \$1,142.43
Less the amount of the interest on the last month's rent deposit	- \$6.90
Total amount owing to the Landlord	\$127.39
Plus, daily compensation owing for each day of occupation starting April 16, 2026	\$42.44 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	