



Order under Section 69 Residential Tenancies Act, 2006

Citation: West Mall Holdings Joint Venture (1969) v Ngana, 2026 ONLTB 31802

Date: 2026-04-24

File Number: LTB-L-010560-26

In the matter of: 518, 545 THE WEST MALL
TORONTO ON M9C1G6

Between: West Mall Holdings Joint Venture (1969) Landlord

And

Raissa Ngana Tenants
Jemima Bonzele

West Mall Holdings Joint Venture (1969) (the 'Landlord') applied for an order to terminate the tenancy and evict Raissa Ngana (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Sean Beard, and the Tenant Raissa Ngana (RN) attended the hearing.

Determinations:

Preliminary Issue

1. The Tenant Raissa Ngana (RN) says that the tenant Jemima Bonzele (JB) moved out of the rental unit in November 2022. This was not previously communicated to the Landlord, including at a prior hearing in July 2025 in which JB was named as a party. There is not enough evidence before the Board today to support a finding that JB was not a tenant in possession at the relevant times related to this application.

N4

2. The Landlord 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.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$1,961.65. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$64.49. This amount is calculated as follows: $\$1,961.65 \times 12$, divided by 365 days.
6. The Tenants have paid \$5,232.60 to the Landlord since the application was filed.
7. The rent arrears owing to April 30, 2026, are \$2,614.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,961.65 from the Tenants 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.
10. The parties agreed to an eviction date of April 30, 2026 if the arrears are not paid in full.

It is ordered that:

1. The tenancy between the Landlord 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 Landlord or to the LTB in trust:**
 - \$2,800.00 if the payment is made on or before April 30, 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 April 30, 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 April 30, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$155.95. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing

to the Tenants \$64.49 per day for compensation for the use of the unit starting April 16, 2026, until the date the Tenants moves out of the unit.

6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
7. 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.
8. 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 24, 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 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 Tenants 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	\$7,846.60
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,232.60
Total the Tenants must pay to continue the tenancy	\$2,800.00

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

Rent Owing to Hearing Date	\$6,852.30
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,232.60
Less the amount of the last month's rent deposit	- \$1,961.65
Total amount owing to the Landlord	\$(155.95)
Plus, daily compensation owing for each day of occupation starting April 16, 2026	\$64.49 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	