



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-017310-26-SA

In the matter of: E16, 2025 AMBRIDGE CRT
MISSISSAUGA ON L5J1S4

Between: Jakral Holdings Landlord

And

Ceon Williams Tenants
Taniel Williams

Jakral Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Ceon Williams and Taniel Williams (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 1, 2025, with respect to the application LTB-L-074802-25.

The Landlord's application was resolved by the order LTB-L-017310-26, issued on March 2, 2026. This order was issued without a hearing being held.

On March 13, 2026, the Tenants filed a motion to set aside the order LTB-L-017310-26, issued on March 2, 2026.

This motion was heard by videoconference on April 16, 2026.

The Tenant Ceon Williams, and the Landlord's Legal Representative, Sharon Harris, attended the hearing.

The Tenant Ceon Williams declined an opportunity to speak with *Tenant Duty Counsel*. They were authorized to speak on behalf of the Tenant Taniel Williams.

At the hearing, the parties consented to the following order.

Agreed Facts:

1. 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.

3. The lawful rent is \$2,258.22. It is due on the first (1st) day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$74.24. This amount is calculated as follows: \$2,258.22 x 12, divided by 365 days.
5. The rent arrears owing to April 30, 2026, are \$3,146.24.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,203.29 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.
8. Interest on the rent deposit, in the amount of \$13.44 is owing to the Tenants for the period from January 1, 2026, to April 16, 2026.

It is ordered on consent that:

1. The motion to set aside the order LTB-L-017310-26, issued on March 2, 2026, is granted.
2. The order LTB-L-017310-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. The previous order LTB-L-074802-25, issued on December 1, 2025, is amended as follows:
4. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
5. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,332.24 if the payment is made on or before April 27, 2026. See Schedule 1 for the calculation of the amount owing.
6. 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 27, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
7. **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 27, 2026.**
8. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$45.13. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
9. The Tenants shall also pay the Landlord compensation of \$74.24 per day for the use of the unit starting April 17, 2026, until the date the Tenants move out of the unit.

10. If the Tenants do not pay the Landlord the full amount owing on or before April 27, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 28, 2026, at 4.00% annually on the balance outstanding.
11. If the unit is not vacated on or before April 27, 2026, then starting April 28, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 April 28, 2026.

April 20, 2026
Date Issued

Alexandre Traboulsi
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 October 28, 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 27, 2026

Rent Owing to April 30, 2026	\$20,323.24
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$17,177.00
Total the Tenants must pay to continue the tenancy	\$3,332.24

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

Rent Owing to Hearing Date	\$19,252.86
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$17,177.00
Less the amount of the last month's rent deposit	- \$2,203.29
Less the amount of the interest on the last month's rent deposit	- \$13.44
Total amount owing to the Landlord	\$45.13
Plus daily compensation owing for each day of occupation starting April 17, 2026	\$74.24 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	