



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

File Number: LTB-L-012406-26

In the matter of: 67 SEASON CRESCENT
WASAGA BEACH ON L9Z0M5

Between: Dilip Ramanathan Landlords
Vithya Sivaparamanathan

And

Ashley Buchan Tenants
Kyle Armstrong

Dilip Ramanathan and Vithya Sivaparamanathan (the 'Landlords') applied for an order to terminate the tenancy and evict Ashley Buchan and Kyle Armstrong (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 13, 2026.

Only the Landlords' legal representative, Bavithra Vigneswararajah, attended the hearing.

As of 3:04 the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Landlords' representative advised one of the Tenants had contacted her to advise she would be working and request an adjournment, to which the representative advised she would need to attend the hearing, but she would ask for the matter to be heard later in the block to allow the Tenant time to call in. Neither tenant logged in for the duration of the hearing block. As a result, the hearing proceeded with only the Landlords's 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,750.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$90.41. This amount is calculated as follows: \$2,750.00 x 12, divided by 365 days.
5. The Tenants ha paid \$3,500.00 to the Landlords since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$10,365.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,750.00 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.
9. Interest on the rent deposit, in the amount of \$163.13 is owing to the Tenants for the period from November 3, 2023 to April 13, 2026.
10. 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 postpone the eviction until May 15, 2026 pursuant to subsection 83(1)(b) of the Act. The Landlords believe there may be children living in the rental unit. A brief extension increases the likelihood that the Tenants can make arrangements to minimize disruption to the children with minimal prejudice to the Landlords.

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:**
 - \$10,551.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$13,301.00 if the payment is made on or before May 15, 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 15, 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 15, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$6,063.20. 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 \$90.41 per day for the use of the unit starting April 14, 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 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 16, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 Landlords on or after May 16, 2026.

April 22, 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 16, 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	\$13,865.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,500.00
Total the Tenants must pay to continue the tenancy	\$10,551.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 15, 2026

Rent Owing To May 31, 2026	\$16,615.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,500.00
Total the Tenants must pay to continue the tenancy	\$13,301.00

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

Rent Owing To Hearing Date	\$12,290.33
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,500.00
Less the amount of the last month's rent deposit	- \$2,750.00
Less the amount of the interest on the last month's rent deposit	- \$163.13
Total amount owing to the Landlords	\$6,063.20
Plus daily compensation owing for each day of occupation starting April 14, 2026	\$90.41 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

