



Order under Section 69 Residential Tenancies Act, 2006

Citation: Harrington Housing Inc v Mansoori, 2026 ONLTB 33862

Date: 2026-05-04

File Number: LTB-L-012012-26

In the matter of: 1502-D, 561 SHERBOURNE ST
TORONTO ON M4X0A1

Between: Harrington Housing Inc Landlord

And

Ali Mansoori Tenant

Harrington Housing Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Mansoori (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 20, 2026.

The Landlord's legal representative, Merve Ozdemir, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with an invalid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The N4 Notice is invalid because it claims amounts previously ordered in Board order LTB-L-085040-25.
2. An application for eviction may not proceed on an invalid notice. However, the Landlord opted to proceed with their application for arrears only, with necessary amendments to limit the claim to rental periods after those already ordered in LTB-L-085040-25. The
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The parties agree that the rent is \$1,340 for each rental period but disagree on the rental period. The Landlord says the rental period is four weeks, the Tenant says it is monthly.
5. A review of the lease agreement found three references to a rental period: a monthly rent of \$335 which the Landlord says is a typographical error and should be weekly rent of \$335 ($\$335 \times 4 = \$1,340$), a payment plan showing payments of \$1,340 every four weeks, and a rent deposit equal to four weeks of rent. Two out of the three references support a four-week rental period. Therefore, I find the rental period is four weeks.

6. Based on the four-week rental period, the daily rent/compensation is \$47.73. This amount is calculated as follows: \$1,340.00 x 13, divided by 365 days.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to are \$6,700.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$6,886.00. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 5, 2026 at 4.00% annually on the balance outstanding.
3. Any amount which the Landlord is ordered to pay the Tenant pursuant to a Board order (i.e. LTB-T-058655-25) may be applied to reduce the arrears owing by the Tenant.

May 4, 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.