



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

File Number: LTB-L-011216-26

In the matter of: 306, 150 THE DONWAY W
NORTH YORK ON M3C 2G2

Between: AKELIUS CANADA LTD. Landlord

And

ILKER STARCK Tenant

Akelius Canada Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ilker Starck (the 'Tenants') and Huseyin Farhad Ghahremani (Lease Cosigner) because the Tenant did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 22, 2026.

The Landlord's legal representative, Emily Barbati and the Tenant attended the hearing.

Determinations:

Preliminary Issue:

Parties to the Application

1. Huseyin Farhad Ghahremani is listed as a Tenant on the Landlord's application. However, Huseyin Farhad Ghahremani is a "co-signer" to the lease agreement and not a Tenant. Therefore they are not a party to the application and have been removed accordingly.

L1 Application

2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$2,241.09. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$73.68. This amount is calculated as follows: \$2,241.09 x 12, divided by 365 days.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to April 30, 2026 are \$15,284.76. The arrears were not contested by the Tenant.
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 \$2,145.00 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.
10. Interest on the rent deposit, in the amount of \$13.82 is owing to the Tenant for the period from January 1, 2026 to April 22, 2026.

Relief from Eviction

11. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. The Tenant testified they fell into arrears when their employment was terminated. According to the Tenant, they are currently engaged in a legal matter where they are hoping to receive a settlement. Further, they state they have recently been hired for a new position in an executive capacity. There is no evidence before me corroborating the Tenant's income or an anticipated settlement payment. In my view, such evidence would be available if the Tenant did in fact have income.
13. The Tenant further testified they contacted the rent bank and believe they will supply a lump sum to the Landlord that will greatly diminish the arrears. Additionally, the Tenant testified that they provided two options to the Landlord for repayment but were not accepted.
14. The Landlord's legal representative submits the tenancy is not viable as the Tenant has been in arrears since the beginning of the tenancy and has made no payments to demonstrate good faith to preserve the tenancy. Further they state that the Tenant provided no supporting documentary evidence for review to corroborate their testimony.
15. I am not satisfied this is a viable tenancy. I say this because the Tenant has made no payments to the Landlord since January 2026 which was a payment of \$48.51. The Tenant has also failed to provide any evidence supporting any current or future income and the Tenant has not made any good faith payments to the Landlord since they state they have regained employment. The arrears are substantial, and I believe it would be prejudicial to the Landlord to extend any relief from eviction.

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:**
 - \$17,711.85 if the payment is made on or before May 17, 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 17, 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 17, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,691.81. 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 \$73.68 per day for the use of the unit starting April 23, 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 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 18, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 17, 2026, then starting May 18, 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 May 18, 2026.

May 6, 2026
Date Issued

Angela Smith
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 18, 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 May 17, 2026

Rent Owing To May 31, 2026	\$17,525.85
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$17,711.85

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

Rent Owing To Hearing Date	\$14,664.63
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,145.00
Less the amount of the interest on the last month's rent deposit	- \$13.82
Total amount owing to the Landlord	\$12,691.81
Plus daily compensation owing for each day of occupation starting April 23, 2026	\$73.68 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	