



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

File Number: LTB-L-104637-25

In the matter of: 11 hucknall rd
North york ON M3J1V7

Between: Zhaoping Li Landlord

And

Gbolahan Makanjuola Tenants
Kristen Caudle
Adrian Tosan

Zhaoping Li (the 'Landlord') applied for an order to terminate the tenancy and evict Gbolahan Makanjuola, Kristen Caudle and Adrian Tosan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 21, 2026.

The Landlord and the Tenants Gbolahan Makanjuola and Kristen Caudle attended the hearing.

Determinations:

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 \$2,764.40. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$90.88. This amount is calculated as follows: \$2,764.40 x 12, divided by 365 days.
5. The Tenants have paid \$11,850.80 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$7,500.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,600.00 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.
9. Interest on the rent deposit, in the amount of \$169.49 is owing to the Tenants for the period from August 1, 2023, to April 21, 2026.
10. The Landlord is seeking a standard order terminating the tenancy, with an eviction date 11 days from the date of this order.
11. The Tenants acknowledged that the arrears of rent are owing and requested that their tenancy be preserved.
12. The Tenants proposed a repayment plan in the amount of \$500.00 per month beginning on the 15th of May and continuing on the 15th of every month until the arrears are paid in full.
13. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$7,686.00 which represents the amount of rent owing up to April 30, 2026, and the cost of filing the application.
2. The Tenants shall pay this amount to the Landlord as follows:

The Tenants shall pay to the Landlord \$500.00 per month on the 15th day of each month starting May 15, 2026, and continuing on until July 15, 2027 inclusive, and a final payment on August 15, 2027 in the amount of \$186.00.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of May 1, 2026, through to August 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 30, 2026
Date Issued

Brenda Mercer
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.