



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008128-26

In the matter of: 862 PERCIFOR WAY
ORLEANS ON K1W0B4

Between: Reham Hamed Landlord
Omar Hamed

And

Anda Richer Tenant
Genevieve Myre

Reham Hamed and Omar Hamed (the 'Landlord') applied for an order to terminate the tenancy and evict Anda Richer and Genevieve Myre (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 22, 2026 at 09:00 am.

The Landlord Representative Taff Butters and the Tenant Genevieve Myre attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. However pursuant to the conditions below the tenancy shall continue.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On January 22, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served on the same date. The notice of termination contains the following allegations:
 - a. For the period of 2024 the Tenant paid the rent late 11 months out of 12;
 - b. For the period of 2025 the Tenant paid the rent late 12 months consecutively; and
 - c. For the period of 2026 the Tenant paid the rent late 4 months consecutively

4. The Notice also gave a termination date of March 31, 2026.
5. The Tenant did not contest the allegations. Therefore, the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 27 times in the past 28 months.
6. By way of explanation the Tenant testified that the late payments were due to their payment schedule at work and that they have taken steps to rectify the situation, requesting that a conditional order be granted thereby allowing them to maintain the tenancy.
7. They also testified that they were a single parent of three adolescent children and should the conditional order not be granted that they be given a delayed eviction.
8. In response the Landlord Representative opposed a conditional order citing the length of late payments and prejudice to the Landlord.

Daily compensation, NSF charges, rent deposit

9. Based on the monthly rent, the daily compensation is \$95.85. This amount is calculated as follows: \$2,915.49 x 12, divided by 365 days.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$2,775.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$276.07 is owing to the Tenant for the period from September 18, 2020 to April 22, 2026.

Relief from eviction

12. 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.
13. Specifically, owing to the Tenants personal circumstance I am satisfied that a conditional order to afford the Tenant the opportunity to maintain the tenancy is warranted.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 11, 2026.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

3. Commencing May 1, 2026 and continuing until April 2027 the Tenant shall pay the rent in full and on or before it is due.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. The total amount the Tenant owes is \$186.00.
7. The Tenant shall pay the total amount owing on or before May 11, 2026 less incur interest. This will be simple interest calculated at 4.00% commencing May 12, 2026.

April 30, 2026
Date Issued

Kelly Delaney
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 of the Tenant expires on November 12, 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.