



Order under Section 69 Residential Tenancies Act, 2006

Citation: Taluja v Kaur, 2026 ONLTB 34849

Date: 2026-05-01

File Number: LTB-L-014179-26

In the matter of: BASEMENT, 33 LAWNDAL CRES
BRAMPTON ON L6S3L3

Between: Akash Taluja Landlords
Amandeep Kaur

And

Amarjot Kaur Tenants
Gurwinder (Gary) Singh

Akash Taluja and Amandeep Kaur (the 'Landlord') applied for an order to terminate the tenancy and evict Amarjot Kaur and Gurwinder (Gary) Singh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 27, 2026.

The Landlord, Akash Taluja, and the Landlords' Legal Representative, Moezzam Alvi, attended the hearing.

As of 2:20 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

The Landlords' representative submitted the Landlords provided the Tenants with a copy of the Notice of Hearing along with the L1/L9 Update Form prior to the hearing and called them several times on the day of the hearing without response.

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 \$1,350.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$44.38. This amount is calculated as follows: \$1,350.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$5,400.00.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlords' representative submitted that the Landlords are unaware of any circumstances of the Tenants that would cause the termination of the tenancy to be delayed or denied. Since the Tenants did not attend the hearing to give evidence of their circumstances, I am unable to determine if any relief from eviction should be considered.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlords attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

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 Landlord or to the LTB in trust:**
 - \$6,936.00 if the payment is made on or before May 12, 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 12, 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 12, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$5,434.26. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlords compensation of \$44.38 per day for the use of the unit starting April 28, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before May 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 13, 2026 at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before May 12, 2026, then starting May 13, 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 13, 2026.

May 1, 2026
Date Issued

Susan Priest
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 13, 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 May 12, 2026

Rent Owing to May 31, 2026	\$6,750.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$6,936.00

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

Rent Owing to Hearing Date	\$5,248.26
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$5,434.26
Plus daily compensation owing for each day of occupation starting April 28, 2026	\$44.38 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	