



Order under Section 69 Residential Tenancies Act, 2006

Citation: 622703 Ontario Inc. operating as Philmortal Investments v Isley, 2026 ONLTB 35361

Date: 2026-04-30

File Number: LTB-L-102608-25

In the matter of: 202, 249 AUGUSTA AVE
TORONTO ON M5T2L8

Between: 622703 Ontario Inc. operating as Philmortal Investments Landlord

And

Myles Isley Tenant

622703 Ontario Inc. operating as Philmortal Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Myles Isley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 12, 2026.

The Landlord's agent, Brian Doty, the Landlord's legal representative, Darcy Purdy, and the Tenant attended the hearing.

Abdulkhaleq Hai also attended the hearing as named tenant.

The parties consented to removing Abdulkhaleq Hai as a named tenant as he had moved out of the rental unit 3 years prior.

Determinations:

1. At the outset of the hearing, the Tenant sought to raise issues under section 82 of the Act. As the Tenant had not served the relevant evidence on the Landlord and had not completed the required section 82 disclosure, those issues were not permitted to proceed.
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 \$2,070.64. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$68.08. This amount is calculated as follows: $\$2,070.64 \times 12$, divided by 365 days.
6. The Tenant has paid \$2,070.00 to the Landlord since the application was filed.
7. The rent arrears owing to February 28, 2026 are \$13,614.53.
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 \$1,900.00 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 \$190.11 is owing to the Tenant for the period from July 1, 2021 to February 12, 2026.
11. The Tenant did not dispute the arrears and expressed a desire to remain in the rental unit. The Tenant requested a payment plan but acknowledged that he has been unemployed since 2024 and has been working only intermittently since that time. The Tenant conceded that he does not currently have sufficient income to pay the ongoing monthly rent of \$2,070.64, let alone make additional payments toward the arrears. When asked how long he would need to vacate, the Tenant indicated three months and noted that it was winter and that he has been actively applying for work. The Landlord's representative sought a standard eviction order.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would be unfair to grant relief from eviction in the form of a payment plan pursuant to subsection 83(1) of the Act. The Tenant's own evidence establishes that he cannot afford the ongoing rent, and a repayment plan is therefore not viable. However, I find that it would not be unfair to postpone the eviction until May 22, 2026 pursuant to subsection 83(1)(b) of the Act. The Tenant has resided in the rental unit since 2021 and the short delay provides him with some additional time to secure alternative accommodation, while balancing the Landlord's interest in recovering possession without undue further delay.

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:**
 - \$17,941.81 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$20,012.45 if the payment is made on or before May 22, 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 22, 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 22, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,456.74. 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 \$68.08 per day for the use of the unit starting February 13, 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 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before May 22, 2026, then starting May 23, 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 23, 2026.

April 30, 2026
Date Issued

Colin Elsby
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 23, 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 April 30, 2026

Rent Owing To April 30, 2026	\$19,825.81
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,070.00
Total the Tenant must pay to continue the tenancy	\$17,941.81

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 22, 2026

Rent Owing To May 31, 2026	\$21,896.45
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,070.00
Total the Tenant must pay to continue the tenancy	\$20,012.45

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

Rent Owing To Hearing Date	\$14,430.85
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,070.00
Less the amount of the last month's rent deposit	- \$1,900.00
Less the amount of the interest on the last month's rent deposit	- \$190.11
Total amount owing to the Landlord	\$10,456.74
Plus daily compensation owing for each day of occupation starting February 13, 2026	\$68.08 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

