



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

**File Number:** LTB-L-009048-26

**In the matter of:** 109, 400 EUCLID AVE  
TORONTO ON M6G2S9

**Between:** PEAKHILL CAPITAL C/O RICHMOND ADVISORY SERVICES Landlord

**And**

KARERAM PEERAPONG Tenant

PEAKHILL CAPITAL C/O RICHMOND ADVISORY SERVICES (the 'Landlord') applied for an order to terminate the tenancy and evict KARERAM PEERAPONG (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 8, 2026.

The Landlord's Representative, Marie Galevski, and the Tenant attended the hearing.

**Determinations:**

1. 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$995.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$32.71. This amount is calculated as follows: \$995.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The Landlord in this matter is a court appointed receivership and the Tenant states that they have not made any payments for approximately a year because they believed it to be a "scam" and they didn't know who this person was.
7. Under cross-examination, the Tenant admitted that when the Landlord first took over ownership of the property, they did initially make rent payments to their new landlord.

Additionally, they continued to make maintenance requests to the Landlord. They were also provided with correspondence from the Landlord and the Landlords Representative on who they were and their contact information. It is clear to me that the Landlord made every effort to communicate with the Tenant and make them aware of who they were, and that this was in no way a "scam" as the Tenant alleges. It is not rationale to me that the Tenant believe it to be a "scam" but continue to contact them for maintenance concerns. I have heard no rationale evidence from the Tenant that would support their position, and I do not accept the Tenant's position as reasonable or credible based on my findings above.

8. The rent arrears owing to April 30, 2026, are \$11,335.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.
11. 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 Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenant provided no persuasive testimony that would require me to exercise my discretion under s. 83 of the Act. The Tenant stated that he has two children, but they do not live with him. The arrears are considerable and given my findings above that the Tenant's testimony was not credible, the prejudice to the Landlord to delay termination outweighs the prejudice to the Tenant.

**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:**
  - \$12,516.00 if the payment is made on or before May 18, 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 18, 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 18, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,787.68. 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 Tenant shall also pay the Landlord compensation of \$32.71 per day for the use of the unit starting April 9, 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 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 19, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 18, 2026, then starting May 19, 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 19, 2026.

**May 7, 2026**  
**Date Issued**

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Chris Hall  
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 19, 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 18, 2026**

|                                                          |                    |
|----------------------------------------------------------|--------------------|
| Rent Owing To May 31, 2026                               | \$12,330.00        |
| Application Filing Fee                                   | \$186.00           |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$12,516.00</b> |

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

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$10,601.68          |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$10,787.68</b>   |
| Plus daily compensation owing for each day of occupation starting April 9, 2026                                     | \$32.71<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |