



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

File Number: LTB-L-013200-26

In the matter of: 102, 550 SCARBOROUGH GOLF CLUB RD
TORONTO ON M1G1H6

Between: SUNDER GROUP OF COMPANIES LTD. Landlord

And

OLATOYE OLANIRAN Tenant

SUNDER GROUP OF COMPANIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict OLATOYE OLANIRAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 28, 2026.

Only the Landlord's rep Jason Paine attended the hearing.

As of 9:52 am, the Tenant was 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.

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 \$2,204.58. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$72.48. This amount is calculated as follows: \$2,204.58 x 12, divided by 365 days.
5. The Tenant has paid \$4,777.66 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$5.26.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. As the arrears are only \$5.26, the Landlord is seeking an order for arrears only.
9. 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 pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$191.26 which represents the arrears and the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 20, 2026, at 4.00% annually on the balance outstanding.

May 8, 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.