



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015426-26

In the matter of: Basement Unit 1 (formerly Basement unit 2 on
lease agreement-City numbered 1), 453
THORNBORROW CRT
MILTON ON L9E1T4

Between: Masroor Hussain Mufti Landlord

And

Danny P Dimopoulos Tenant

Masroor Hussain Mufti (the 'Landlord') applied for an order to terminate the tenancy and evict Danny P Dimopoulos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2026.

The Landlord and the Landlord's Representative, Lida Habibi Rezaei 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 \$1,850.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$14,700.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord attempted to negotiate a payment plan with the Tenant.
10. The Landlord was unaware of any reasons that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of a standard order.
11. The Tenant did not dispute the arrears being claimed by the Landlord and confirmed that he is not able to maintain his financial obligations under the residential tenancy.
12. The Tenant sought relief under section 83 by way of an extended termination date allowing the Tenant to secure alternative housing for himself and his elderly dog.
13. Based on the circumstances, I find it would not be unreasonable to provide a short delay in termination as to allow the Tenant an opportunity to secure alternative housing for himself and his elderly dog. I am also mindful of the Landlord's personal and financial circumstances and have limited the extension to May 31, 2026.
14. 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 postpone the eviction until May 31, 2026, pursuant to subsection 83(1)(b) of the Act.

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:**
 - \$14,886.00 if the payment is made on or before May 31, 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 31, 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 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$13,279.28. 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 \$60.82 per day for the use of the unit starting May 5, 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 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 31, 2026, then starting June 1, 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 June 1, 2026.

May 6, 2026
Date Issued

Ilan Shingait
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 December 1, 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 31, 2026

Rent Owing to May 31, 2026	\$14,700.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$14,886.00

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

Rent Owing to Hearing Date	\$13,093.28
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$13,279.28
Plus, daily compensation owing for each day of occupation starting May 5, 2026	\$60.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	