



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

File Number: LTB-L-100878-25

In the matter of: 1210, 340 MILL RD
ETOBICOKE ON M9C1Y8

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Djecket Sylvia Roman Ahuiespse Menzan Tenant
Kobenan Edmond Menzan

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Djecket Sylvia Roman Ahuiespse Menzan and Kobenan Edmond Menzan (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's Legal Representative, Anita Sada, and the second named 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 \$3,244.22. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$106.66. This amount is calculated as follows: \$3,244.22 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The parties agree that the rent arrears owing to April 30, 2026 are \$22,509.38.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$3,177.50 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.
9. Interest on the rent deposit, in the amount of \$100.83 is owing to the Tenant for the period from January 1, 2025 to April 27, 2026.

Relief from Eviction

10. The Landlord was originally seeking an 11-day standard order, however upon learning that the Tenant has four children in the household, requested a delay in eviction to May 31, 2026. The Landlord has tried to reach out to the Tenant numerous times since the Tenant fell into arrears, however the Tenant would never respond. The Landlord does not wish to enter into a repayment plan as there has been no communication nor any attempts to pay any amount of rent since October 2025. When the Tenant fails to pay the rent, this affects the Landlord's ability to adhere to their own financial obligations to the residential complex such as maintenance.
11. The Tenant is requesting a 12-month repayment plan, or if eviction is ordered, to delay the eviction to July 31, 2026. The Tenant says he stopped paying the rent in October 2025 because of a business he started that has not generated income. Based on the Tenant's household income and the expenses, there is not enough money for the rent, without even considering a repayment plan. Therefore, this tenancy is not viable. I will delay the eviction to May 31, 2026, as any further delay in eviction is too prejudicial to the Landlord as the arrears are substantial.
12. 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:**
 - \$25,939.60 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 \$19,052.65. 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 \$106.66 per day for the use of the unit starting April 28, 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 12, 2026
Date Issued

Paula West Oreskovich
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	\$25,753.60
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$25,939.60

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

Rent Owing To Hearing Date	\$22,144.98
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,177.50
Less the amount of the interest on the last month's rent deposit	- \$100.83
Total amount owing to the Landlord	\$19,052.65
Plus daily compensation owing for each day of occupation starting April 28, 2026	\$106.66 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	