



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

File Number: LTB-L-014087-26

In the matter of: 59A NORTH BONNINGTON AVE
TORONTO ON M1K1X5

Between: JALAL AHMED Landlords
MAHFUZA AKTER

And

FARAJI SAID Tenants
NYANGASA SALHA

JALAL AHMED and MAHFUZA AKTER (the 'Landlord') applied for an order to terminate the tenancy and evict FARAJI SAID and NYANGASA SALHA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlords, the Landlords' Representative Mohammad Shahadat Kamal and the Tenants attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 \$3,250.00. It is due on the 15th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$106.85. This amount is calculated as follows: \$3,250.00 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 14, 2026, are \$18,950.00.
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 \$3,250.00 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.
9. Interest on the rent deposit, in the amount of \$80.22 is owing to the Tenant for the period from February 24, 2025, to April 28, 2026.
10. The Landlord is seeking a standard order terminating the tenancy, with an eviction date 11 days from the date of this order.
11. The Landlord submitted that they rely on the rent to pay the mortgage and due to the Tenant not paying rent they are suffering financial hardship, all their credit is maxed out and they are close to defaulting on the mortgage.
12. The Tenant acknowledges the arrears and testified that she stopped working in November 2025 due to medical reasons and her husband is the only source of income which is approximately \$3,000.00 per month. She further submitted that they are seeking assistance to pay the arrears because if they are evicted they will be homeless.
13. 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 June 30, 2026 pursuant to subsection 83(1)(b) of the Act. This will provide the Tenant with additional time to find alternative housing.

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:**
 - \$19,136.00 if the payment is made on or before May 14, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$22,386.00 if the payment is made on or before June 14, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$25,636.00 if the payment is made on or before June 30, 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 June 30, 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 June 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$14,051.68. 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 \$106.85 per day for the use of the unit starting April 29, 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 June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.

May 14, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 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 14, 2026

Rent Owing To May 14, 2026	\$18,950.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$19,136.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 14, 2026

Rent Owing To June 14, 2026	\$22,200.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$22,386.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To July 14, 2026	\$25,450.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$25,636.00

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

Rent Owing To Hearing Date	\$17,195.90
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,250.00
Less the amount of the interest on the last month's rent deposit	- \$80.22
Total amount owing to the Landlord	\$14,051.68
Plus daily compensation owing for each day of occupation starting April 29, 2026	\$106.85 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	