



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

File Number: LTB-L-011321-26

In the matter of: 125, 200 VETERANS DR
BRAMPTON ON L7A4S6

Between: Aseem Bhatnagar Landlord

And

Shaloya Clarke Tenants
Stephen Wright

Aseem Bhatnagar (the 'Landlord') applied for an order to terminate the tenancy and evict Shaloya Clarke and Stephen Wright (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

This application was heard by videoconference on May 7, 2026. Only the Landlord, and their Representative, Brittney-Rose Ward, attended the hearing.

As of 9:45 a.m., the Tenants were 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy shall continue subject to conditions.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. On January 28, 2026, the Landlord gave the Tenants an N8 notice of termination alleging the Tenants persistently paid their rent late.
4. The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. In 2025, the Tenants paid their rent late between each month between April and December. In 2026, the Tenants paid January, February and March's rent late. Rent due April 1, 2026, was paid on time.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Based on the Landlord's evidence, I am satisfied that the Tenants persistently paid their rent late for nine consecutive months in 2025, and three months in 2026.
7. 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 subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act. The Landlord seeks a conditional order for the Tenants to pay their rent on time for a period of 12 months.
8. As the Landlord's proposal seeks to provide the Tenants with an opportunity to preserve their tenancy, while still limiting further prejudice to the Landlord, I am satisfied this is appropriate to grant conditional relief from eviction.

It is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants must pay their lawful monthly rent in full on the first day of each month for a period of 12 months commencing June 1, 2026, through May 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenants must pay the Landlord is \$186.00.
6. If the Tenants do not pay the Landlord the full amount owing on or before May 22, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 23, 2026 at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Jane Dean
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.