



Order under Section 69 Residential Tenancies Act, 2006

Citation: 25 BEDFORD ROAD v HIGGINS, 2026 ONLTB 38480

Date: 2026-05-15

File Number: LTB-L-013950-26

In the matter of: 407, 25 BEDFORD RD
TORONTO ON M5R2K1

Between: 25 BEDFORD ROAD Landlord

And

Steven Higgins Tenant
Irina Mouravleva

25 BEDFORD ROAD (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Higgins and Irina Mouravleva (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 7, 2026.

The Landlord's legal representative Prarthana Bhat and the Tenant, Irina Mouravleva attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,561.47. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$84.21. This amount is calculated as follows: \$2,561.47 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$20,016.82.

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 \$2,499.00 from the Tenants 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 \$98.85 is owing to the Tenants for the period from August 28, 2024 to May 7, 2026.
10. The Tenant present at the hearing did not dispute the arrears owing but stated that she should not be responsible for payment of these arrears as she e-transferred her half of the rent to her co-tenant / roommate (Steven Higgins) who then failed to pay the funds to the Landlord.
11. The parties did not dispute that this is a joint-tenancy between the two Tenants and as such, I find that both Tenants are equally liable for the arrears owing to the Landlord.
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.
13. The Tenant present at the hearing requested until May 31, 2026, to vacate the rental unit. Given that the delay is not substantial, the Tenant's request is granted. I find that delaying beyond this date however would be prejudicial to the Landlord as it would likely result in additional arrears owing as one of the Tenants is clearly unwilling to pay the rent owing.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$20,202.82 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have 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 Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before May 31, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$15,632.97. 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 Tenants. See Schedule 1 for the calculation of the amount owing.

6. The Tenants shall also pay the Landlord compensation of \$84.21 per day for the use of the unit starting May 8, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants 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 15, 2026
Date Issued

Fabio Quattrociocchi
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	\$20,016.82
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$20,202.82

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

Rent Owing To Hearing Date	\$18,044.82
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,499.00
Less the amount of the interest on the last month's rent deposit	- \$98.85
Total amount owing to the Landlord	\$15,632.97
Plus daily compensation owing for each day of occupation starting May 8, 2026	\$84.21 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	