



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

File Number: LTB-L-021257-26

In the matter of: 92 GREVILLE ST
VAUGHAN ON L3L0G4

Between: SALMAN REHAN Landlord

And

NICOLA GRECO Tenants
ILENA GRECO

SALMAN REHAN (the 'Landlord') applied for an order to terminate the tenancy and evict NICOLA GRECO and ILENA GRECO (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 19, 2026.

The Landlord, the Landlord's representative, Naseer Ahmed, the Tenants' representative, Ali Gloabgir, and one of the Tenants, Nicola Greco, 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 \$5,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$180.82. This amount is calculated as follows: \$5,500.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The parties agreed the rent arrears owing to May 31, 2026 are \$22,000.00.
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 \$5,500.00 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 \$274.83 is owing to the Tenants for the period from March 12, 2024 to May 19, 2026.

Relief from eviction

10. The Tenants requested relief from eviction and proposed a payment plan. The Landlord opposed the payment plan as the Tenants had not made any payments since the filing of the application. Furthermore, the Landlord submitted that there was another Board issued order where the Tenants failed to make any payments for rent arrears from April 2025 to December 2025 and that entire amount remains outstanding. 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. The Tenants testified that he made \$25,000.00 over the last two months working and the reason he did not pay the Landlord anything toward rent arrears was because he was waiting for his hearing date. If the Tenants made \$25,000.00 over the last two months and also testified he makes \$12,000.00 to \$15,000.00 a month, then he ought to be able to pay off all rent arrears by June 30, 2026. By delaying to June 30, 2026, I am giving the Tenants more time to pay or vacate the rental unit, without seriously prejudicing the Landlord any further. The Tenants testified they have two children who attend school still living in the rental unit, and by delaying eviction to June 30, 2026, the Tenants' children will be able to complete the school year while still living in the rental unit.

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:**
 - \$22,186.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$27,686.00 if the payment is made on or before June 30, 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 June 30, 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 June 30, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$14,346.75. 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 \$180.82 per day for the use of the unit starting May 20, 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 June 30, 2026, the Tenants 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 21, 2026
Date Issued

Vishal Nanda
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 Tenants 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	\$22,000.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$22,186.00

B. Amount the Tenants 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 June 30, 2026	\$27,500.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$27,686.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$19,935.58
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$5,500.00
Less the amount of the interest on the last month's rent deposit	- \$274.83
Total amount owing to the Landlord	\$14,346.75
Plus daily compensation owing for each day of occupation starting May 20, 2026	\$180.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	