



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

File Number: LTB-L-020998-26

In the matter of: 901, 185 ENFIELD PL
MISSISSAUGA ON L5B0R3

Between: 2758611 Ontario Inc. c/o GWL Realty Advisors Landlord
Residential Inc.

And

Jillida Mirza Tenants
Adeel Mirza

2758611 Ontario Inc. c/o GWL Realty Advisors Residential Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jillida Mirza and Adeel Mirza (the 'Tenants') because the Tenant has been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on May 21, 2026. Only the Landlord's Representative, Faith McGregor, attended the hearing.

The first-named Tenant signed into the hearing. However, as of 10:45 a.m., the Tenant was no longer present or represented. The hearing was heard at 10:52 a.m. 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 and the claim for compensation in the application. Therefore, the tenancy shall terminate June 30, 2026.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. On February 26, 2026, the Landlord gave the Tenants an N8 notice of termination deemed served on March 3, 2026, alleging that the Tenants have 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. The rent has been paid late 5 times in the past 7 months.

Since the tenancy began, the Tenants have paid their rent on time twice. All other months have been late and all rent for 2026 remains unpaid.

5. Based on the monthly rent, the daily compensation is \$80.12. This amount is calculated as follows: \$2,437.00 x 12, divided by 365 days.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,437.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$19.77 is owing to the Tenants for the period from January 1, 2026, to May 21, 2026.
8. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants is required to pay.
9. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The earliest date the tenancy can be terminated is June 30, 2026.
10. I have considered whether a conditional order is appropriate and do not find that it is because the tenancy is less than one year old, and the Landlord advises the Tenants are in rental arrears as of January 1, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. 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.
3. 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.
4. The Tenants shall also pay the Landlord compensation of \$80.12 per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.
5. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The total amount the Tenants must pay the Landlord is \$186.00.
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.

May 29, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant 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.