



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

**File Number:** LTB-L-021193-26

**In the matter of:** 103, 573 QUEEN ST. W.  
TORONTO ON M5V 2B6

**Between:** 2204630 Ontario Inc Landlord

**and**

Paul Sweete Tenant

2204630 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Sweete (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord, Sabir Moosa, and the Tenant attended the hearing.

The Tenant signed in for the hearing; however, he did not respond when the matter was called at 3:50 p.m. Although I held the matter down several times and recalled the matter at 4:06 p.m., and then at 4:29 p.m. the Tenant remained unresponsive. 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. The Board's record does not contain a certificate of service for the N4 notice. At the hearing, the Landlord testified that he served the N4 notice on February 20, 2026 by placing the notice under the Tenant's door. I accept the Landlord's testimony that he served the Tenant on February 20, 2026 which is at least 14 days prior to the termination date noted on the N4 notice.
2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,868.16. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$61.42. This amount is calculated as follows:  $\$1,868.16 \times 12$ , divided by 365 days.
6. The Tenant has paid \$5,566.06 to the Landlord since the application was filed. The rent arrears owing to May 31, 2026, are \$225.30.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

*Relief from Eviction*

8. 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 pursuant to subsection 83(1)(a) of the Act.
9. The Landlord sought an eviction order for termination and eviction with 11 days for the Tenant to pay off all outstanding amounts and void the order. The parties were unsuccessful resolving the issue of rent arrears through a payment plan. The Landlord was not aware of any reason to delay or deny eviction.
10. Based on the evidence before me, the Tenant has paid \$5,566.06 since the application has been filed and as of the hearing date his outstanding rent arrears were only \$225.30. In the circumstances I find it appropriate to exercise my discretion to deny eviction because the Tenant has paid most of the rental arrears.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$411.30. This amount includes rent arrears owing up to May 31, 2026 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

**May 26, 2026**  
**Date Issued**

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Adeela Alvez  
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.