



Order under Section 69 Residential Tenancies Act, 2006

Citation: 2274711 ONTARIO INC v Yousefabadi, 2026 ONLTB 40934

Date: 2026-06-01

File Number: LTB-L-022572-26

In the matter of: 782 CHURCHILL LANE
WILLOW BEACH ON L0E1S0

Between: 2274711 ONTARIO INC Landlord

And

Ali Yousefabadi Tenant

2274711 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Yousefabadi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026.

The Landlord's Representative, Ali Golabgir, the Landlord's Agent, Nasrin Bayat, and the Tenant attended the hearing.

Preliminary Issue:

1. The Tenant had raised issues under section 82 of the *Residential Tenancies Act, 2006* (the 'Act') but chose not to proceed with them at the hearing. The Tenant also has a T6 application LTB-T-040983-26 filed with the Board, and he chose to pursue the maintenance issues under his T6 application instead of raising them here. There is no prejudice to either party.

Determinations:

1. 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,300.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$13,800.00.
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 \$2,300.00 from the Tenant 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 \$38.77 is owing to the Tenant for the period from August 1, 2025, to May 20, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act, including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
11. The Tenant testified he is looking to vacate the rental unit and would rather end his tenancy due to the many maintenance issues he has faced over the winter months. The Tenant requested time to June 30, 2026, to move since he has had a workplace accident and requires assistance with the move. The Tenant also has two dogs and he needs time to find a rental unit.
12. The Landlord seeks a standard order since the arrears are high, and the eviction process takes many weeks which grants the Tenant time to secure alternate accommodation.
13. The rent Tenant was served the N4 notice in February 2026, and the Notice of Hearing was served in March 2026. The Tenant has had adequate time to take reasonable steps to find alternate accommodation. Keeping in mind the substantial rent arrears, the length of the tenancy and delays with Sheriff office, I denied the Tenant's request for additional time.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$16,286.00 if the payment is made on or before June 12, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 12, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.

4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 12, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,859.63. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$75.62 per day for the use of the unit starting May 21, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 12, 2026, then starting June 13, 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 13, 2026.

June 1, 2026
Date Issued

Sheena Brar
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 13, 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 June 12, 2026

Rent Owing to June 30, 2026	\$16,100.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$16,286.00

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

Rent Owing to Hearing Date	\$13,012.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,300.00
Less the amount of the interest on the last month's rent deposit	- \$38.77
Total amount owing to the Landlord	\$10,859.63
Plus, daily compensation owing for each day of occupation starting May 21, 2026	\$75.62 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	