



**Order under Section 21.2
of the Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-000986-26-RV

In the matter of: C, 124 Government Road
VAL RITA ON P0L2G0

Between: State-of-the-art-technologies Landlord

And

Branden Blain Tenants
Hannabeth Kranenberg

Review Order

State-of-the-art-technologies (the 'Landlord') applied for an order to terminate the tenancy and evict Branden Blain and Hannabeth Kranenberg (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-000986-26 issued on March 18, 2026.

On March 26, 2026, the Tenant Branden Blain requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 27, 2026, interim order LTB-L-000986-26-RV-IN was issued, staying the order issued on March 18, 2026.

This application was heard by videoconference on May 25, 2026.

The Landlord's agents Muhammad Saifullah and David Oldfield and the Tenants attended the hearing.

Determinations:

1. On the basis of the submissions made in the request, I am satisfied that the Tenants was not reasonably able to participate in the proceeding.
2. The Tenants did not receive the Notice of Hearing until two days after the hearing had taken place. The Notice of Hearing was only mailed and the Tenants testified that they had only checked their mail once every three or four weeks. The Landlords also submitted that they had not provided the Tenants any of their evidence prior to the hearing date.
3. As such, I granted the Tenants' Request to Review and the Landlord's Application was heard *de novo*.

De Novo Hearing

4. 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.
5. As of the hearing date, the Tenants were still in possession of the rental unit.
6. The lawful rent is \$1,085.00. It is due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$35.67. This amount is calculated as follows: \$1,085.00 x 12, divided by 365 days.
8. The Tenants have not made any payments since the application was filed.
9. The rent arrears owing to May 31, 2026, are \$9,650.00.
10. The Landlord incurred costs of \$244.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$1,085.00 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.
12. Interest on the rent deposit, in the amount of \$36.18 is owing to the Tenants for the period from January 1, 2025, to May 25, 2026.
13. The Tenants acknowledged the arrears and testified that they intended on repaying the entire balance of the arrears by way of a loan from friends, or the bank. As such, the parties agreed to a standard order extended to July 3, 2026, to allow the Tenants to void the order by that date.
14. 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 July 3, 2026, pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The request to review order LTB-L-000986-26 issued on March 18, 2026, is granted.
2. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
3. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 1. \$10,979.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

2. \$12,064.00 if the payment is made on or before July 3, 2026. See Schedule 1 for the calculation of the amount owing.
4. 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 July 3, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
5. **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 July 3, 2026.**
6. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$8,579.57. 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.
7. The Tenants shall also pay the Landlord compensation of \$35.67 per day for the use of the unit starting May 26, 2026, until the date the Tenants move out of the unit.
8. If the Tenants do not pay the Landlord the full amount owing on or before July 3, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before July 3, 2026, then starting July 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 4, 2026.

June 3, 2026
Date Issued

Jagger Benham
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 4, 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.