



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

File Number: LTB-L-033156-26

In the matter of: 510-5940 Yonge St.
Toronto, ON M2M4M6

Between: Vladimir Shapiro Landlord

And

Shahab Maboud Tenants
Mitra Ghaemi

Vladimir Shapiro (the 'Landlord') applied for an order to terminate the tenancy and evict Shahab Maboud and Mitra Ghaemi (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on May 26, 2026.

Only the Landlord, Vladimir Shapiro, attended the hearing.

As of 9:39 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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 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 \$2,600.00. It is due on the 12th day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$85.48. This amount is calculated as follows: \$2,600.00 x 12, divided by 365 days.
5. The Tenants have paid \$5,200.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 11, 2026, are \$1,900.00.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,600.00 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 \$43.08 is owing to the Tenants for the period from August 12, 2025, to May 26, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (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.

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:**
 - \$2,101.00 if the payment is made on or before June 11, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$4,701.00 if the payment is made on or before June 14, 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 14, 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 14, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$1,859.88. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$85.48 per day for compensation for the use of the unit starting May 27, 2026, until the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before June 14, 2026, then starting June 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 15, 2026.

June 3, 2026
Date Issued

Ken Audziss
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 15, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 11, 2026

Rent Owing to June 11, 2026	\$7,100.00
Application Filing Fee	\$201.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,200.00
Total the Tenants must pay to continue the tenancy	\$2,101.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 14, 2026

Rent Owing to July 11, 2026	\$9,700.00
Application Filing Fee	\$201.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,200.00
Total the Tenants must pay to continue the tenancy	\$4,701.00

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

Rent Owing to Hearing Date, May 26, 2026	\$5,782.20
Application Filing Fee	\$201.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,200.00
Less the amount of the last month's rent deposit	- \$2,600.00
Less the amount of the interest on the last month's rent deposit	- \$43.08
Total amount owing to the Landlord	\$(1,859.88)
Plus, daily compensation owing for each day of occupation starting May 27, 2026	\$85.48 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	