



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022783-26

In the matter of: 411, 33 ISABELLA ST
TORONTO ON M4Y2P7

Between: Salford Investments Ltd Landlord

And

Manpreet Singh Tenant

Salford Investments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Manpreet Singh (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

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

Only the Landlord's Representative, Eric Steiman attended the hearing.

As of 9:46 a.m., the Tenant was 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. 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 be terminated pursuant to the terms of this order.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On December 11, 2025, the Landlord gave the Tenant an N8 notice of termination by placing a copy of the document under the door of the rental unit with a termination date of February 28, 2026. The notice of termination contains the following allegations: the Tenant has been persistently late in paying the Tenant's rent for the period of April 1, 2025, through to December 31, 2025.

4. Based on the information contained in the N8 notice of termination, the Tenant has paid the rent late every month for the periods of April 1, 2025, to November 1, 2025. The Tenant has not made any payments towards December 2026 rent as of the issuance of the N8 notice of termination.
5. Based on the evidence, I find that the Tenant has 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 9 times in the past 9 months leading to the issuance of the N8 notice of termination.
6. The Landlord's Representative submitted that the Tenant's rental payment for the month of April 2026 was paid late, and the rent for the month of May 2026 has not been paid as of the date of the hearing.
7. The Tenant was required to pay the Landlord \$6,314.46 in daily compensation for use and occupation of the rental unit for the period from March 1, 2026, to May 26, 2026. At the hearing, the Landlord's Representative submitted that the Tenant currently owes \$1,790.56. This amount considers payments made by the Tenant during this period.
8. Based on the monthly rent, the daily compensation is \$72.58. This amount is calculated as follows: $\$2,207.62 \times 12$, divided by 365 days.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,207.62 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$22.48 is owing to the Tenant for the period from December 1, 2025, to May 26, 2026.
11. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
12. The Landlord was unaware of any circumstances that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of a standard order. The Landlord was also agreeable to a short delay of 30 days to allow the Tenant to secure alternative housing. I found this request to be reasonable.
13. 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 June 30, 2026, pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant 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 Tenant shall pay to the Landlord \$1,790.56, which represents compensation for the use of the unit from March 1, 2026, to May 26, 2026.
5. The Tenant shall also pay the Landlord compensation of \$72.58 per day for the use of the unit starting May 27, 2026, until the date the Tenant moves out of the unit.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The Landlord owes \$2,230.10 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Tenant.
8. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the amount the Landlord is entitled to by \$253.45.
9. However, the Landlord is authorized to deduct from amount owing to the Tenant \$72.58 per day for compensation for the use of the unit starting May 27, 2026, to the date the Tenant moves out of the unit.
10. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

June 2, 2026
Date Issued

Ilan Shingait
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.