



Order under Section 69 Residential Tenancies Act, 2006

Citation: LIUNA Non Profit Housing Corp v Ahmed, 2026 ONLTB 43470

Date: 2026-06-03

File Number: LTB-L-033531-26

In the matter of: 203, 248 BRITTANY DR
OTTAWA ON K1K4R2

Between: LIUNA Non Profit Housing Corp Landlord

And

Hawa Ahmed Tenant
Muna Khalif

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

LIUNA Non Profit Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Hawa Ahmed and Muna Khalif (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on May 27, 2026.

Only the Landlord's legal representative Trevor Jacquard attended the hearing.

As of 10:03 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:

L1 Application – Non-Payment of Rent

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 \$1,485.00. It is due on the 1st day of each month.
4. At the time of the hearing the Landlord sought to withdraw the L1 application, and I consented to the request.

L2 Application – Persistent Late Payment of Rent

5. 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 5 times for the period of January 1, 2025 to April 1, 2026.
6. The Landlord's representative submitted that he and the second named Tenant discussed an order on consent, whereby the Tenants agreed to pay rent in full and on time for a period of 12 months.
7. As the Tenants did not attend the hearing, the representative requested the Board's consideration of the intended terms had the Tenants attended the hearing.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from Eviction

9. 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 subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
10. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

L1 Application – Non-Payment of Rent

1. The application is withdrawn.

L2 Application – Persistent Late Payment of Rent

2. The tenancy shall continue on the following terms.
3. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period July 1, 2026 to June 30, 2027.
4. If the Tenant fails to make any of the payments in paragraph 3 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

5. The Tenant shall pay to the Landlord \$186.00 for the cost of the application filing.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 15, 2026 at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

Alicia Johnson
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 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.