



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098607-25

In the matter of: 138 Glenmore Road
Toronto ON M4L3M4

Between: Ketan Shankardass Landlords
Anjali Misra

And

Lori Ann Comeau Tenant

Ketan Shankardass and Anjali Misra (the 'Landlords') applied for an order to terminate the tenancy and evict Lori Ann Comeau (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 April 1, 2026.

The Landlords and the Tenant attended the hearing

Determinations:

1. At the hearing the Landlords requested to withdraw the L1 portion of the application as all arrears and costs have been paid to January 31, 2026, and I consented to the request.

L2 Application – Persistent Late Payment of Rent

2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On November 6, 2025, the Landlords served the Tenant an N8 notice of termination with a termination date of January 31, 2026. The notice of termination contains the allegations that from December 2024 to November 2025 the Tenant did not pay the rent on the day it was due ten months of the 12-month period outlined in the notice.
4. I find that the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month.
5. Since the application was filed, the Tenant has paid their rent on time.

6. The Landlords requested that a conditional order be issued for rent payments to be paid in full and on time for the period from May 2026 to April 2027.
7. I was satisfied in granting the Landlords' request as a conditional order would provide an opportunity for the Tenant to salvage the tenancy; with the alternative resulting in terminating the tenancy.
8. 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.

It is ordered that:

L1 Application – Non-Payment of Rent

1. The Landlords' application is withdrawn.

L2 Application – Persistent Late Payment of Rent

2. The Tenant shall pay the Landlords the monthly rent due on or before the first day of the month for the period May 1, 2026 to April 30, 2027.
3. If the Tenant fails to make any of the payments in paragraph 2 above, the Landlords 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.

June 4, 2026
Date Issued

Christina Philp
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.