



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025524-26

In the matter of: 36 COUNTRY HEIGHTS DR
RICHMOND HILL ON L4E3M8

Between: Yongcong Li Landlord

And

Aatif Hameed Sheikh Tenants
Meryem Aksahan

Yongcong Li (the 'Landlord') applied for an order to terminate the tenancy and evict Aatif Hameed Sheikh and Meryem Aksahan (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

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

This application was heard by videoconference on June 2, 2026.

Only the Landlord's Legal Representative, Y.T. Li attended the hearing.

As of 1:45 p.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:

L1 Application – Non-Payment of Rent

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 \$6,000.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$197.26. This amount is calculated as follows: \$6,000.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to are \$0.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

L2 Application – Persistent Late Payment of Rent

9. It is undisputed that the lawful rent is due on the 1st day of each month.
10. The evidence before me reveals that the Tenants have paid late, or not paid at all, since April 2025. Even after the application was filed, the Tenants did not pay their rent for April, May and June 2026. This is a span of 15 months where in the Tenants failed to pay their rent on time.
11. There is a difference between paying the rent that is due, but not on the date on which it is due (i.e., late payment of rent) and not paying the rent that due at all (i.e., failure to pay rent). While both constitute breaches of the lease by the Tenants, they are conceptually different and may lead to different legal consequences. In *Tataw v. Minto Apartment Limited Partnership*, 2023 ONSC 4238 (Div. Ct.), para 14, Justice Corbett stated:

Persistent late payment of rent, and non-payment of rent, are related but distinct bases for applications before the Board. Landlords are entitled to be paid rent on time, as it falls due. Where an application is brought in respect to current arrears, if the Board finds for the landlord, the usual order is for a voidable order terminating the tenancy: if the Tenant pays up the arrears and further rent accruals by a specified date, then the termination order is voided. Where the Board finds persistent late payment of rent, the Board may terminate the tenancy, or it may impose some other order – for example, for timely future payment of rent, failing which the landlord may seek a termination order.

12. It is true that an N8 notice is said to be given on the basis of persistent late payment of rent. However, strictly speaking, the *Residential Tenancies Act, 2006* (the 'Act') does not speak in those terms. Instead, Section 58(1)(1) of the Act permits a landlord to give a notice of termination where "[t]he Tenant has persistently failed to pay rent on the date it becomes due and payable."
13. Accordingly, an N8 notice is not concerned with whether the rent is persistently paid late. Rather, an N8 notice is concerned with whether the Tenants persistently fail to pay rent on time.
14. I find that the Tenants have persistently failed to pay the rent on the date it became due and payable.

Relief from Eviction

15. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
16. The Tenants were not present at the hearing to share any evidence with respect to their circumstances. The Tenants have not paid rent since the application was filed and the rent arrears are substantial. There is no reason before me to delay or deny eviction.

It is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 20, 2026.
2. The Tenants shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application.
3. As of the date of the hearing, the Tenants owe the Landlord \$30,186.00. See Schedule 1 for the calculation of the amount owing.
4. The Tenants shall also pay the Landlord compensation of \$197.26 per day for the use of the unit starting June 3, 2026, to the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing on or before June 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 20, 2026, then starting June 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 21, 2026.

June 9, 2026
Date Issued

Sheena Brar
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 Tenants expires on December 21, 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 as the tenancy is terminated

Rent Owing To June 2, 2026	\$30,000.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$30,186.00
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$197.26 (per day)