



Order under Section 69 Residential Tenancies Act, 2006

Citation: 468 Ottawa North Residences Corp. v Balumisa, 2026 ONLTB 45013

Date: 2026-06-12

File Number: LTB-L-026200-26

In the matter of: 106A, 468 OTTAWA ST N
HAMILTON ON L8H4A6

Between: 468 Ottawa North Residences Corp.

Landlord

And

Elia Balumisa

Tenant

468 Ottawa North Residences Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Elia Balumisa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 3, 2026.

Only the Landlord's legal representative Prathana Bhat attended the hearing.

As of 1:49 pm, 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. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Landlord's representative said that the Tenant has paid the arrears owing but has not paid the Landlord's costs of \$186.00 for filing the application.
4. The Landlord's representative seeks an order for the Tenant to pay the amount owing, subject to interest.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 for the Landlord's cost to file the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before June 30, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Dana Wren
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.