



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-026322-26

In the matter of: 513, 90 PARMA CRT
Toronto ON M4A1A6

Between: TORONTO COMMUNITY HOUSING CORP Landlord

And

Deqa Elmi Mohamed Tenants
Farah Mohamed Hodey

TORONTO COMMUNITY HOUSING CORP (the 'Landlord') applied for an order to terminate the tenancy and evict Deqa Elmi Mohamed and Farah Mohamed Hodey (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord's Agent, Dale Maingot, attended the hearing.

As of 2:31 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:

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 \$142.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$4.67. This amount is calculated as follows: \$142.00 x 12, divided by 365 days.
5. The Tenants have paid \$2,126.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026 are \$2,767.00.

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.
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 postpone the eviction until July 17, 2026 pursuant to subsection 83(1)(b) of the Act.
10. The Tenants did not attend the hearing, but they did provide a written submission to the Board, uploaded to TOP on June 2, 2026 at 9:55 a.m. In this submission, the Tenants identified work and school obligations that precluded them from attending the hearing. The Tenants did not ask for an adjournment but instead requested that the Board give them more time to pay their outstanding arrears, specifically until mid-July 2026.
11. The Landlord's Agent contested this request. They indicated that they had not been properly served with the request, that these are long-standing arrears that are causing financial hardship on the Landlord and that the Tenants have previously breached two (2) non-LTB payment plans that they entered into.
12. The Tenants are up-to-date on their current rent, having paid their \$142.00 due on June 1, 2026. While no rent ledger was provided to me by the Landlord, the N4 Notice appears to indicate that these arrears emerged in 2023 and 2024. I am not convinced of the prejudice to be faced by the Landlord in offering an additional 17 days to the Tenants to pay out these arrears and find that it is reasonable, on the basis of the evidence before me, including the Tenants' written submission, to extend the termination date to July 17, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,953.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$3,095.00 if the payment is made on or before July 17, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after July 17, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before July 17, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$2,820.34. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$4.67 per day for the use of the unit starting June 3, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before July 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 18, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 17, 2026, then starting July 18, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 18, 2026.

June 8, 2026
Date Issued

Curtis Smith
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 expires on January 18, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$4,893.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,126.00
Total the Tenants must pay to continue the tenancy	\$2,953.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before July 17, 2026

Rent Owing To July 31, 2026	\$5,035.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,126.00
Total the Tenants must pay to continue the tenancy	\$3,095.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$4,760.34
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,126.00
Total amount owing to the Landlord	\$2,820.34
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$4.67 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	