



Order under Section 69 Residential Tenancies Act, 2006

Citation: 18 Erskine Holdings Inc. v Asl, 2026 ONLTB 43780

Date: 2026-06-10

File Number: LTB-L-020185-26

In the matter of: 3502, 18 ERSKINE AVE
TORONTO ON M4P0C9

Between: 18 Erskine Holdings Inc. Landlord

And

Ahmad Amini Asl Tenant

18 Erskine Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Amini Asl (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 14, 2026.

The Landlord's Legal Representative, Nicole Ruby, and the Tenant attended the hearing.

Determinations:

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 \$3,645.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$119.84. This amount is calculated as follows: \$3,645.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$17,870.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$3,645.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$28.10 is owing to the Tenant for the period from January 1, 2026, to May 14, 2026.

At the hearing, the parties consented to the following:

10. The Tenant shall pay to the Landlord \$18,056.00 by June 30, 2026. This amount represents \$17,870.00 for arrears in rent up to May 31, 2026, plus the \$186 filing fee.
11. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of June 2026.
12. Should the Tenant fail to pay the arrears in full or fail to pay the June rent on time and in full, the tenancy shall terminate effective June 30, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$21,701.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,415.66. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$119.84 per day for the use of the unit starting May 15, 2026, until the date the Tenant moves out of the unit.
7. 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.

8. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 1, 2026.
10. Any payment, together with any accrued interest the Tenant paid into the LTB in trust, shall be release to the Landlord by the LTB.

Additional terms:

11. Unless the arrears are paid in full, the Tenant shall pay to the Landlord the rent for June 2026 in full on or before June 15, 2026.
12. If the Tenant fails to make the payment required by paragraph 11 of this order, the Landlord may apply under section 78 of the 'Act' for an order terminating the tenancy before the agreed upon June 30, 2026, date.

June 10, 2026
Date Issued

Heather Woodside
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 1, 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 Tenant 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	\$21,515.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$21,701.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$15,902.76
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,645.00
Less the amount of the interest on the last month's rent deposit	- \$28.10
Total amount owing to the Landlord	\$12,415.66
Plus, daily compensation owing for each day of occupation starting May 15, 2026	\$119.84 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	