



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

File Number: LTB-L-018972-26

In the matter of: 302 Calla Point
Milton ON L9T2X5

Between: Rana Jehangir Shan Landlord

And

Jonathan Poirier Tenant

Rana Jehangir Shan (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan Poirier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

The Landlord and the Landlord's Legal Representative Mehria Qarizadha and the Tenant attended the hearing. The Tenant spoke with Tenant duty Counsel prior to 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 \$3,400.00. It is due on the 3rd day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$111.78. This amount is calculated as follows: \$3,400.00 x 12, divided by 365 days.
5. The Tenant has paid \$5,600.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 2, 2026 are \$9,200.00.
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 \$3,425.00 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 \$74.49 is owing to the Tenant for the period from April 29, 2025 to May 11, 2026.
10. 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 June 30, 2026 pursuant to subsection 83(1)(b) of the Act.
11. At the hearing the Landlord sought a standard order, and the Tenant a delay of 4-6 months.
12. The Landlord's Legal Representative indicated that the Landlord is unable to make their mortgage payments and has begun to utilise their line of credit and credit cards to cover their mortgage due to the arrears. She also indicated that the Landlord has attempted multiple times to work with the Tenant and come up with a reasonable solution to the arrears.
13. The Tenant acknowledged that they had been unable to comply with a prior payment plan and explained that his industry, film direction, typically slows down from December to March, however this year it has been unusually soft.
14. He testified that he is the final stages of closing a deal for production of a documentary and is anticipating an additional round of sponsorships. He testified that this would give him the funds to pay the arrears and void the order. Accordingly, the Tenant sought a delay of 4-6 months and testified that he could pay the lawful monthly rent each month until the arrears were paid in full.
15. While the Tenant's recent payments do suggest that his income is increasing, ultimately his testimony with respect to his income was speculative, and unsupported by any documentation. Given that the Tenant has failed to comply with prior payment arrangements and the arrears remain high I find it would be unduly prejudicial to the Landlord to order a lengthy delay or payment plan on this basis.
16. However, in recognition of the Tenant's recent payments and his testimony that he is close to closing a film production deal, I find that a brief delay to June 30, 2026, is appropriate to allow the Tenant to pay the arrears and void the order. This also recognises that the Tenant's partner and a son with sensitivity issues also reside in the unit and will allow additional time for the family to vacate should the order not be voided.

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:**

- \$12,786.00 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 \$3,492.53. 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 \$111.78 per day for the use of the unit starting May 12, 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.

June 15, 2026
Date Issued

Reid Jackson
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 July 2, 2026	\$18,200.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,600.00
Total the Tenant must pay to continue the tenancy	\$12,786.00

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

Rent Owing To Hearing Date	\$12,406.02
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,600.00
Less the amount of the last month's rent deposit	- \$3,425.00
Less the amount of the interest on the last month's rent deposit	- \$74.49
Total amount owing to the Landlord	\$3,492.53
Plus daily compensation owing for each day of occupation starting May 12, 2026	\$111.78 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	