



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

File Number: LTB-L-023791-26

In the matter of: Unit B, 1844 LAKESHORE RD W
MISSISSAUGA ON L5J1J7

Between: 2567956 ONTARIO CORPORATION Landlord

And

MIKLOS HORVATH Tenants
BRIGITTA HORVATHNE GALAMB

2567956 ONTARIO CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict MIKLOS HORVATH and BRIGITTA HORVATHNE GALAMB (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Agent, My Linh Diana Tran, and the Tenants attended the hearing.

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 \$2,100.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 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 June 30, 2026 are \$7,950.00.
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 \$2,600.00 from the Tenants 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 \$54.90 is owing to the Tenants for the period from June 1, 2025 to June 2, 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. The Landlord requested a standard order, indicating that they were facing difficulties in paying their mortgage and property taxes on the property due to the non-payment of rent by the Tenants. The Landlord submitted they had attempted to work with the Tenants so that they could afford the rental unit and submitted into evidence a 'Rent Discount Agreement' for the period January 1, 2026 to May 1, 2026 that discounted the monthly rent by \$150.00/month.
12. The Tenants submitted that they are not working right now and cannot pay the arrears. They stated that there are four (4) people living in the rental unit, two of whom are school-aged children.
13. The Tenants submitted that they have been looking for another place to live and that they would need 30 days to solidify a new arrangement.
14. The arrears owed by the Tenants are substantial and they have no clear plan on how to address them, even though the N4 Notice of Termination was served on them on March 5, 2026. Given that there are children in the rental unit, I find that it would be fair to provide a brief postponement of the termination of the tenancy to June 30, 2026, to allow the Tenants' children to complete their school year and to give the Tenants more time to find new accommodations.

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:**
 - \$8,136.00 if the payment is made on or before June 30, 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 June 30, 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 June 30, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,519.18. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$69.04 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 June 30, 2026, the Tenants 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

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 December 27, 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 to void the eviction order and continue the tenancy if the payment is made on or before June 26, 2026

Rent Owing To June 30, 2026	\$7,950.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$8,136.00

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

Rent Owing To Hearing Date	\$5,988.08
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,600.00
Less the amount of the interest on the last month's rent deposit	- \$54.90
Total amount owing to the Landlord	\$3,519.18
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$69.04 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	