



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

File Number: LTB-L-026368-26

In the matter of: MAIN FLOOR, 843 LIVERPOOL RD
PICKERING ON L1W1S3

Between: Karunarajah Nagaratnasingam Landlords
Kalaiselvi Karunarajah

And

Laios Sava Tenants
Florica-Georgeta Faur
Nicu-Muresan Covaci
Adam Michile

Karunarajah Nagaratnasingam and Kalaiselvi Karunarajah (the 'Landlords') applied for an order to terminate the tenancy and evict Laios Sava, Florica-Georgeta Faur, Nicu-Muresan Covaci and Adam Michile (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord, Karunarajah Nagaratnasingam, the Landlord's Representative, T Sivapatham, and the Tenant, Adam Michele, attended the hearing.

Determinations:

Adjournment Denied

1. The Tenants' request for an adjournment to hire a legal representative was denied. LTB Interpretation Guideline 1 regarding adjournments states that the right to representation is not absolute. The onus is on the party wishing to be represented to make all reasonable efforts to seek representation in advance of the hearing date. Although the adjournment request was denied, the Tenant was able to speak with Tenant Duty Counsel before the matter proceeded.

L1 Application

2. The Landlords 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.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$115.07. This amount is calculated as follows: \$3,500.00 x 12, divided by 365 days.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to June 30, 2026, are \$18,700.00.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlords collected a rent deposit of \$3,500.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$49.54 is owing to the Tenants for the period from October 1, 2025, to June 3, 2026.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenants are unable to provide a viable payment plan; based on the current employment status of the Tenants and the lack of income, the tenancy is not viable.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$18,886.00 if the payment is made on or before June 22, 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 22, 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 22, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$12,181.67. 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 Landlords owe 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 Landlords compensation of \$115.07 per day for the use of the unit starting June 4, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before June 22, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 23, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 22, 2026, then starting June 23, 2026, the Landlords 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 Landlords on or after June 23, 2026.

June 11, 2026
Date Issued

Dawn Carr
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 23, 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 22, 2026

Rent Owing to June 30, 2026	\$18,700.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$18,886.00

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

Rent Owing to Hearing Date	\$15,545.21
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,500.00
Less the amount of the interest on the last month's rent deposit	- \$49.54
Total amount owing to the Landlords	\$12,181.67
Plus, daily compensation owing for each day of occupation starting June 4, 2026	\$115.07 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	