



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

File Number: LTB-L-034356-26

In the matter of: 3097 HARVARD GDNS
OAKVILLE ON L6H8B8

Between: Dongwei Wei
Wenzhe Li
Landlords

And

Meysam Safari
Tenant

Dongwei Wei and Wenzhe Li (the 'Landlords') applied for an order to terminate the tenancy and evict Meysam Safari (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 9, 2026.

The Landlord's attended the hearing.

A Representative for the Tenant, Sanaz Safari attended the hearing. A letter of representation was provided to the Board.

Adjournment Request:

1. At the hearing the Tenant's Representative requested an adjournment to have this application heard with LTB-T-042867-26.
2. This request had already been denied by the Board by Member Endorsement on June 4, 2026.
3. I see no reason to change the decision as the applications are brought under different sections of the Act and have different legal tests, I am not satisfied that joining the applications would be the most efficient or likely to result in inconsistent findings should the matters be heard separately. Just because a party believes there may be a potential offset in money owing to the other, that is not a reason to combine applications to be heard together

Determinations:

4. The Landlords 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.
5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The lawful rent is \$3,625.00. It is due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$119.18. This amount is calculated as follows: \$3,625.00 x 12, divided by 365 days.
8. The Tenant has paid \$7,250.00 to the Landlords since the application was filed.
9. The rent arrears owing to June 30, 2026 are \$100.00.
10. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. 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 deny the eviction.
12. The Tenant does not dispute that the \$100.00 has not been paid to the Landlord and the Tenant is able to pay the full amount within 11 days. Given the minimal arrears and the Tenant's ability to promptly remedy the default, termination of tenancy would be disproportionate.

It is ordered that:

1. The Tenant shall pay the Landlord the amount of \$100.00 for rent arrears up to June 30, 2026.
2. The Tenant shall pay the Landlord \$186.00 for the cost of filing this application.
3. The total amount the Tenant owes the Landlord is \$286.00.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 29, 2026, at 4.00% annually on the balance outstanding.

June 17, 2026
Date Issued

Trish Carson
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.