



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

File Number: LTB-L-028306-26

In the matter of: 1811, 2 ARMEL CRT
ETOBICOKE ON M9W6L4

Between: Myriad Property Management Inc

Landlord

And

Dawood Karimi

Tenant

Myriad Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Dawood Karimi (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on June 10, 2026.

Only the Landlord's legal representative Emily Barbaty attended the hearing.

As of 9:41 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy however, in the circumstances a conditional order is appropriate.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On March 13, 2026, the Landlord gave the Tenant an N8 notice of termination with a termination date of May 31, 2026. The notice of termination contains the allegation that the Tenant has persistently paid their rent late between July 2025 and March 2026.

Persistently Late

4. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The rent has been paid late nine times in the past nine months. Specifically, the Tenant paid their rent late each month between July 2025 and March 2026.

5. Since the N8 notice was served to the Tenant, the Tenant paid their rent late in April and May 2026 but paid on time in June 2026.

Costs

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from Eviction

7. The Landlord's legal representative requested a conditional order requiring the Tenant to pay their rent in full and on time for a period of one year. In the circumstances, and given the timely payment of rent in June 2026, I am satisfied that a conditional order is appropriate.
8. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Commencing on July 1, 2026, and on the first day of each month thereafter, up to and including June 1, 2027, the Tenant shall pay their lawful monthly rent in full and on time.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing by June 30, 2026, the Tenant will owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

June 17, 2026

Date Issued

Kyle McGraw

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.