



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

File Number: LTB-L-022238-26

In the matter of: 13 DOVER CRT
NORTH BAY ON P1B9G8

Between: Emma Jones
David Morin
Landlords

And

Khushboo Dhami
Tenant

Emma Jones and David Morin (the 'Landlords') applied for an order to terminate the tenancy and evict Khushboo Dhami (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 26, 2026.

Only one of the Landlords, David Morin, attended the hearing.

As of 1:23 P.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. 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.
2. As of the hearing date, the Landlord testified that he believed that the Tenant had abandoned the unit, notwithstanding the fact that the Tenant's belongings were still present in the unit and the Tenant had not returned the keys to the Landlords.
3. The lawful rent is \$700.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$23.01. This amount is calculated as follows: \$700.00 x 12, divided by 365 days.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to the date of the hearing are \$1,400.00.
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 \$700.00 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 \$14.70 is owing to the Tenant for the period from May 1, 2025, to April 30, 2026.

Relief from Eviction:

10. The Landlord seeks a standard order with no delay in eviction.
11. The Landlord testified that he believes the Tenant has abandoned the unit. He submitted that other tenants in the unit used to communicate with the Tenant frequently but as of late, they have also had no communications with the Tenant.
12. The Landlord testified that he even tried to contact the Tenant's parents as a method of getting in touch with the Tenant but received no response. He believes the Tenant may even have left the country, even though her belongings are still in the rental unit and she has not yet returned the keys to the Landlord.
13. Furthermore, the Landlord was unaware of any factors to consider with respect to relief from eviction. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the fact that the Landlord has made best attempts possible to reach out to the Tenant, and therefore find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

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:**
 - \$3,686.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$4,386.00 if the payment is made on or before July 6, 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 July 6, 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 July 6, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,571.30. 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 \$23.01 per day for the use of the unit starting 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 July 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 7, 2026, at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before July 6, 2026, then starting July 7, 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 7, 2026.

June 25, 2026
Date Issued

Farzana Kanji
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 7, 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 June 30, 2026	\$3,500.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$3,686.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 6, 2026

Rent Owing To July 31, 2026	\$4,200.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$4,386.00

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

Rent Owing To Hearing Date	\$2,100.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$700.00
Less the amount of interest owed on the last month's rent deposit	- \$14.70
Total amount owing to the Landlord	\$1,571.30
Plus daily compensation owing for each day of occupation starting July 7, 2026	\$23.01 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	