



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-043587-26

In the matter of: 2204, 45 GRENOBLE DR
NORTH YORK ON M3C1C4

Between: Sigmund Lee Landlord

And

Adiba abdulaeva Tenants
Shah habiburahman

Sigmund Lee (the 'Landlord') applied for an order to terminate the tenancy and evict Adiba abdulaeva and Shah habiburahman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on June 16, 2026. The following parties participated in the mediation: The Landlord Sigmund Lee, and the Tenants, Adiba abdulaeva and Shah habiburahman.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a 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 \$1,536.75. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$50.52. This amount is calculated as follows: \$1,536.75 x 12, divided by 365 days.
5. The rent arrears owing to July 31, 2026 are \$20,197.97.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,505.15 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.
8. Interest on the rent deposit, in the amount of \$17.49 is owing to the Tenants for the period from January 1, 2026 to July 21, 2026.

It is ordered on consent 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:**

- \$18,847.22 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$20,383.97 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$21,920.72 if the payment is made on or before August 31, 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 August 31, 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 August 31, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$18,385.50. 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 \$50.52 per day for the use of the unit starting July 22, 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 August 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.
10. The Tenants shall make the following payments towards the arrears to the Landlord in accordance with the following schedule

Date Payment Due	Amount of Payment
June 19, 2026	\$ 5,000.00
June 30, 2026	\$ 3,000.00

11. If the Tenants fail to make any of the payments in accordance with paragraph 10, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.

June 18, 2026
Date Issued

 Ryan Gacnik
 Hearings Officer, 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 March 1, 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 Tenants 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	\$18,661.22
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$18,847.22

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To July 31, 2026	\$20,197.97
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$20,383.97

C. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026

Rent Owing To August 31, 2026	\$21,734.72
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$21,920.72

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

Rent Owing To Hearing Date	\$19,722.14
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,505.15
Less the amount of the interest on the last month's rent deposit	- \$17.49
Total amount owing to the Landlord	\$18,385.50
Plus daily compensation owing for each day of occupation starting July 22, 2026	\$50.52 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

