



Order under Section 69 Residential Tenancies Act, 2006

Citation: Tehrani v Aktas, 2026 ONLTB 45419

Date: 2026-06-18

File Number: LTB-L-018628-26

In the matter of: 128 WADE GATE
THORNHILL ON L4J5X7

Between: Tannaz Tehrani Landlord

And

Huseyin Aktas Tenants
Tarik Celik

Tannaz Tehrani (the 'Landlord') applied for an order to terminate the tenancy and evict Huseyin Aktas and Tarik Celik (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on June 4, 2026.

The Landlord and the Tenant, Huseyin Aktas, attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy only in the application. Therefore, the tenancy will be terminated.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. On January 5, 2026, the Landlord gave the Tenants an N12 notice of termination, which was deemed served on January 10, 2026, with the termination date of May 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by themselves, their spouse and child.

4. The Landlord testified that they are currently staying with friends and intend to move into the rental unit as soon as it becomes vacant. They intend to reside in the rental unit for a period of at least one year.
5. The Tenants want to move out and have secured new accommodations, but they have school aged children and are asking to remain until the school year finishes at the end of June.
6. There is no dispute that the Landlord has provided compensation to the Tenants in the amount \$4,702.00 on January 3, 2026.
7. Based on the monthly rent, the daily compensation is \$154.59. This amount is calculated as follows: $\$4,702.00 \times 12$, divided by 365 days.
8. The Tenants shall pay \$154.59 per day for compensation for the use of the rental unit starting June 5, 2026, to the date the Tenants move out of the rental unit (minus any rent payments already made for that period).
9. The Landlord collected a rent deposit of \$4,500.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$55.92 is owing to the Tenants for the period from November 1, 2025, to June 4, 2026.
10. In accordance with subsection 106(10) of the Residential Tenancies Act, 2006, (the 'Act') the last month's rent deposit shall be applied to the rent for the last month of the tenancy.
11. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay for June rent.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would not be unfair to postpone the eviction until June 30, 2026, pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 1, 2026.
4. The Tenants shall pay \$154.59 per day for compensation for the use of the unit starting June 5, 2026, to the date the Tenants move out of the unit (minus any rent payments already made for that period).
5. The Landlord shall apply the last month's rent deposit to the last month of the tenancy and pay the Tenants \$55.92 in interest for the period from November 1, 2025, to June 4, 2026.

6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

June 18, 2026
Date Issued

Heather Woodside
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 of the Tenants expires on January 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.