



Order under Section 69 Residential Tenancies Act, 2006

Citation: 2825476 Ontario Inc. v Umar, 2026 ONLTB 48481

Date: 2026-06-23

File Number: LTB-L-030463-26

In the matter of: Basement Unit, 439 ADELAIDE ST N
LONDON ON N6B3H7

Between: 2825476 Ontario Inc. Landlord

And

Muaz Umar Tenant

2825476 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Muaz Umar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 15, 2026.

The Landlord's Legal Representative, Samantha Lee and the Tenant attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to the start of this proceeding.

Determinations:

Preliminary Issue: The Tenant cannot raise issues under Section 82) of the Act and did not provide timely disclosure

1. At the hearing the Tenant wished to raise issues pursuant to section 82 of the *Residential Tenancies Act, 2006* (the 'Act'). To this end, the Tenant provided materials to the LTB on June 12, 2026 - which were subsequently posted to the Tribunals Ontario Portal ('TOP') on the same date.
2. Uploading materials to TOP does not mean documents have been provided to another party unless there is an agreement in place and, here, there was no such agreement.
3. The Landlord's Legal Representative objected to the Tenant being permitted to raise any issues under s. 82 or to be permitted to submit and rely on documentary evidence that was not served upon the Landlord. The Landlord's Legal Representative advised she nor the Landlord did not get any materials from the Tenant and submitted it was only during the hearing she was aware that the Tenant had sent materials to the Board that were subsequently posted to TOP three days prior to the hearing.

4. Section 82 provides a tenant may raise issues which may result in set-off against a Landlord's claims for arrears at an L1/L9 hearing so long as the tenant provides written notice of these issues to the Landlord in advance of the hearing in accordance with the Board's rules or provide a satisfactory explanation why they could not do so.
5. Rule 19.4 of the LTB's Rules provides a tenant's written notice of their section 82/87(2) issues must be provided 7 days in advance of the hearing. Where this is not done, the LTB's Rule 19.5 provides a tenant shall not be permitted to raise their issues unless the LTB is satisfied the tenant could not comply with the requirements.
6. Similarly, Rule 19.1 of the LTB's Rules provides that all materials on which a party intends to rely at a hearing must be provided to the other party and the LTB 7 days in advance of the hearing. Rule 19.7 provides, in part, that a party who fails to comply with Rule 19 may not rely on evidence that was not properly disclosed unless ordered otherwise.
7. To comply with the section 82 and disclosure requirements the Tenant had to provide his list of issues and all materials on which he intended to rely to the Landlord on or before June 8, 2026. This was not done.
8. Absent a satisfactory explanation as to why the Tenant could not have done so, the Tenant is not able to raise his issues under s. 82. Additionally, unless ordered otherwise, the Tenant may not rely on his materials.
9. The Board's records show the Notice of Hearing – which advises parties of their disclosure obligations - mailed to the Tenant approximately 5 to 6 weeks prior to the hearing. The Tenant acknowledged receiving the same and reading the same.
10. In the above circumstances I am not satisfied the Tenant could not have complied with the Rules.
11. As a result, the Tenant was not permitted to raise any issues under 82 of the Act and may not rely on materials they provided to the LTB. The Tenant remains free to seek legal advice and/or pursue any timely issues that may form the subject of a tenant's application under the Act.

L1 Determination

12. The Landlord 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.
13. As of the hearing date, the Tenant was still in possession of the rental unit.
14. The lawful rent is \$800.00. It is due on the 1st day of each month.

15. Based on the Monthly rent, the daily rent/compensation is \$26.30. This amount is calculated as follows: \$800.00 x 12, divided by 365 days.
16. The Tenant has not made any payments since the application was filed.
17. The rent arrears owing to June 30, 2026 are \$4,800.00. The Tenant disputed the amount of arrears and alleged he had paid rent in cash every month but did not provide any documentary evidence to substantiate his claim. On a balance of probabilities I prefer the Landlord's position to that of the Tenant's in regards to the quantum or arrears.
18. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
19. The Landlord collected a rent deposit of \$800.00 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.
20. Interest on the rent deposit, in the amount of \$10.45 is owing to the Tenant for the period from November 1, 2025 to June 15, 2026.
21. The Tenant alleged his vital services were interfered with, but did not provide any evidence to substantiate these allegations.
22. I find the evidence before me insufficient to find that the Landlord, even if in violation of the Act – an issue on which I make no determination in this application - was in serious breach of the Landlords' obligations under the Act or of any material covenants of the tenancy agreement at the time of the hearing. This finding is limited to the purposes of s. 83 of the Act, however, and is not meant to preclude the Tenants from pursuing a maintenance application against the Landlord should they so choose to do so if the applicable statutory deadline for doing so has not expired.
23. As a result, the Landlords' application is not refused under s. 83(3)(a).
24. I have also considered all the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
25. The Landlord's Legal Representative submitted that the Landlord had attempted to work out a payment plan to no avail, since the application was filed. Moreover, based on the Tenant's evidence, I am not satisfied that a payment plan would be appropriate because the tenancy does not appear to be viable given the Tenant's current life circumstances, employment status, income sources and monthly expenses. The Tenant would not be able to cover the monthly rent, his expenses, let alone the arrears.
26. The Tenant further requested an extended eviction of two to three months, so that he could obtain first and last month's rent, which would allow the Tenant time to secure alternative housing.

27. The Landlord's Legal Representative submitted that given the nature of the arrears, the history of non-payment of rent from the Tenant since January 1, 2026, and the financial prejudice to the Landlord to meet the financial obligations of the rental complex, the Landlord was seeking a standard eviction order.
28. With respect to the Tenant's request for an extended eviction, I find the Tenant's inability to pay rent would result in further prejudice to the Landlord and given the amount of arrears and the monthly financial deficit of the Tenant, I do not find it appropriate to grant relief from eviction. As a result, I have terminated the tenancy on the terms set out below.
29. This order contains all the reasons for decisions within it. No further reasons shall be issued.

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:**
 - \$4,986.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$5,786.00 if the payment is made on or before July 4, 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 4, 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 4, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,770.05. 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 \$26.30 per day for the use of the unit starting June 16, 2026 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 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 5, 2026 at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before July 4, 2026, then starting July 5, 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 5, 2026.

June 23, 2026
Date Issued

Panagiotis P. Roupas
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 5, 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	\$4,800.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$4,986.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 4, 2026

Rent Owing To July 31, 2026	\$5,600.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$5,786.00

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

Rent Owing To Hearing Date	\$4,394.50
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$800.00
Less the amount of the interest on the last month's rent deposit	- \$10.45
Total amount owing to the Landlord	\$3,770.05
Plus daily compensation owing for each day of occupation starting June 16, 2026	\$26.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	