



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028468-26

In the matter of: Main Floor and 2nd Floor,
15 BRAYMORE BLVD
SCARBOROUGH ON M1B2N1

Between: Dushiyanthan Sasitharan Landlords
Venuja Sriretnakumar

And

Grace Garce Tenants
Bradley Concepcioon

Dushiyanthan Sasitharan and Venuja Sriretnakumar (the 'Landlords') applied for an order to terminate the tenancy and evict Grace Garce and Bradley Concepcioon (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlords, Dushiyanthan Sasitharan, Venuja Sriretnakumar, the Landlord's Representative, Selvakumar, the Tenant, Grace Garce, and the Tenant's Support, Stan Shmyrin, attended the hearing.

Determinations:

1. The Landlords served the Tenants with a valid 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 \$4,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$138.08. This amount is calculated as follows: \$4,200.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$18,900.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$4,200.00 from the Tenants and this deposit is still being held by the Landlords. 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 \$271.14 is owing to the Tenants for the period from October 1, 2023, to June 10, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would not be unfair to postpone eviction to June 30, 2026, pursuant to subsection 83(1) of the Act.
11. The Tenant testified that she is a single mother of six children out of which two are minor. The Tenant's children's father passed away last year, and she is the sole bread winner for the family. The Tenant has been dealing with medical issues which have affected her income. Two of her older children work and contribute towards expenses too although small amounts. The Tenant is requesting a \$800.00 a month payment plan for the arrears.
12. The Landlords are not open to a payment plan as the arrears are substantial, and the Landlords are also facing financial pressure due to the arrears. The Landlords had offered to reduce the rent last year, but the Tenant did not accept it. The parties were here in January 2026 when the Tenant paid off a large sum of arrears and fell right back into them.
13. I do not find a payment plan is reasonable keeping in mind the quantum of arrears. The Tenant has been working but no good faith payments have been made since the application was filed. I am willing to grant a slight delay to ensure the school year is over and/or the Tenant can find alternate accommodation. A further delay would be highly prejudicial to the Landlord.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$19,086.00 if the payment is made on or before June 30, 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 June 30, 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 June 30, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$11,795.66. 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 Landlords owe 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 Landlords compensation of \$138.08 per day for the use of the unit starting June 11, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords 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 Landlords on or after July 1, 2026.

June 19, 2026
Date Issued

Sheena Brar
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 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 29, 2026

Rent Owing to June 30, 2026	\$18,900.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$19,086.00

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

Rent Owing to Hearing Date	\$16,080.80
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,200.00
Less the amount of the interest on the last month's rent deposit	- \$271.14
Total amount owing to the Landlords	\$11,795.66
Plus, daily compensation owing for each day of occupation starting June 11, 2026	\$138.08 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	