



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

File Number: LTB-L-032739-26

In the matter of: 722, 35 PARLIAMENT ST
TORONTO ON M5A0Z5

Between: Rajiv Shukla Landlord

And

Anjolaoluwa Sarah Oluwanifemi Fadairo Tenant

Rajiv Shukla (the 'Landlord') applied for an order to terminate the tenancy and evict Anjolaoluwa Sarah Oluwanifemi Fadairo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 18, 2026.

The Landlord Rajiv Shukla, Landlord's Legal Representative Gurpreet Dhaliwal, and the Tenant Anjolaoluwa Sarah Oluwanifemi Fadairo attended the hearing.

Determinations:

1. 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,199.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$72.30. This amount is calculated as follows: \$2,199.00 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 June 30, 2026, are \$8,796.00. This was undisputed at the hearing.
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 \$2,199.00 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 \$19.23 is owing to the Tenant for the period from January 18, 2026, to June 18, 2026.

Relief from eviction

10. The Tenant requested relief from eviction until July 31, 2026 to repay the arrears. The Tenant stated that she recently lost her job, has since obtained new employment earning approximately \$1,650.00 bi-weekly, and intends to apply to the rent bank once she has the required three months of pay stubs. However, the Tenant did not provide evidence establishing their employment, income, or eligibility for rent bank assistance.
11. The Landlord opposed the Tenant's request for relief and sought termination of the tenancy. The Landlord's Legal Representative submitted that while the Landlord understands the Tenant's financial difficulties, the Tenant moved into the rental unit on January 26, 2026, and began failing to pay the rent in full and on time less than one month later. The Landlord does not believe the Tenant can get caught up on the arrears and is not certain that the Tenant is employed.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. I have considered the Tenant's circumstances, including their age, student status, stated job loss, and stated intention to seek rent bank assistance. However, the arrears are significant, no payments have been made toward the application period, and the Tenant did not provide supporting evidence of their current employment or income. Given the early and ongoing default in the tenancy, the lack of a proven repayment plan, and the uncertainty that ongoing rent and arrears can be paid, I find it would not be unfair to refuse relief.

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:**
 - \$8,982.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$11,181.00 if the payment is made on or before July 7, 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 7, 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 7, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,866.17. 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 \$72.30 per day for the use of the unit starting June 19, 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 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 8, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 7, 2026, then starting July 8, 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 8, 2026.

June 26, 2026
Date Issued

Kyle Anderson
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 8, 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	\$8,796.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$8,982.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 7, 2026

Rent Owing To July 31, 2026	\$10,995.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$11,181.00

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

Rent Owing To Hearing Date	\$7,898.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,199.00
Less the amount of the interest on the last month's rent deposit	- \$19.23
Total amount owing to the Landlord	\$5,866.17
Plus daily compensation owing for each day of occupation starting June 19, 2026	\$72.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	