



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

File Number: LTB-L-083474-25

In the matter of: 1006, 1442 LAWRENCE AVE W
TORONTO ON M6L1B5

Between: 2491364 ONTARIO INC Landlord

And

THIRUNATHAN RASIAH (CITY OF TORONTO) Tenant

2491364 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict THIRUNATHAN RASIAH (CITY OF TORONTO) (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026.

The Landlord's Legal Representative, Jason Paine, and the Tenant 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 \$1,780.30. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$58.53. This amount is calculated as follows: \$1,780.30 x 12, divided by 365 days.
5. The Tenant has paid \$14,669.69 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026 are \$8,762.62. The Tenant did not dispute the amount of the arrears.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.

Section 83 Considerations:

9. The Tenant testified that he receives \$840.00 per month from the Ontario Disability Support Program (ODSP), and he is responsible to pay \$109.00 per month towards the rent and the City of Toronto pay a rent supplement for the remaining amount. Based on the Landlord's ledger, the City of Toronto only pays \$1,634.69 per month towards the rent. The Tenant further testified that his lease is signed by the City of Toronto with the Landlord, however, the Landlord submitted a copy of the lease which is clearly signed by the Tenant in 2021.
10. The Tenant proposed a payment plan but could not provide specifics on how much he would be able to pay, and the amount of the arrears is not insignificant. In the alternative, the Tenant asked for at least a month to be able to have his ODSP worker be able to address the arrears. The Tenant testified that prior to moving into the rental unit, he was in a shelter, and should he be evicted, he does not know how long it would take for him to find alternative accommodations.
11. The Landlord sought a standard 11-day eviction order and testified they did not think a payment plan would be viable.
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 not be unfair to postpone the eviction until July 31, 2026 pursuant to subsection 83(1)(b) of the Act. I accept the Tenant's evidence that he will be impacted by an eviction, however I am not satisfied that a payment plan will be viable. However, I find a short delay in eviction to allow the Tenant to contact his ODSP worker to either cover the arrears or to help him find new accommodations would not be unfair. Given the amount of the arrears, I find that a longer delay in eviction would be unfair.

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:**
 - \$8,948.62 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$10,728.92 if the payment is made on or before July 31, 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 31, 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 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,163.63. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$58.53 per day for the use of the unit starting June 18, 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 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.

June 23, 2026
Date Issued

Allana McComb
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 February 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 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	\$23,432.61
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$14,669.69
Total the Tenant must pay to continue the tenancy	\$8,948.62

B. Amount the Tenant 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	\$25,212.91
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$14,669.69
Total the Tenant must pay to continue the tenancy	\$10,728.92

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

Rent Owing To Hearing Date	\$22,647.32
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$14,669.69
Total amount owing to the Landlord	\$8,163.63
Plus daily compensation owing for each day of occupation starting June 18, 2026	\$58.53 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	