



Order under Section 69 Residential Tenancies Act, 2006

Citation: Atwal v Davis, 2026 ONLTB 48352

Date: 2026-06-23

File Number: LTB-L-007513-26

In the matter of: 4924 VICTORIA AVE
NIAGARA FALLS ON L2E4C7

Between: Manvir Atwal Landlords
Mandip Grewal

And

Erin Thorne Davis Tenant

Manvir Atwal and Mandip Grewal (the 'Landlords') applied for an order to terminate the tenancy and evict Erin Thorne Davis (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 Landlords Manvir Atwal and Mandip Grewal, the Tenant, Erin Thorne Davis and Tenant Support, Wallis Manu ('WM') attended the hearing.

Determinations:

1. The Landlords 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 \$2,700.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 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 \$24,300.00.

7. The Landlords 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.
9. WM testified that he is also a tenant and should have been named on the Landlord's notices and that in 2023, his wife had been pressured to sign a new lease agreement without him noted as a tenant. WM did not disclose the previous tenancy agreement to the Board to verify same.
10. WM further would not acknowledge the quantum of the arrears, testifying that the Tenant was told that she owed \$5,200.00 back in November of 2025. The Tenants have not made a payment since November of 2025, when they paid the Landlord \$300.00. WM testified that he planned on paying off the entirety of the arrears by next week but also proposed a payment plan whereby he requested a ruling on the lawful monthly rent.
11. WM testified that the previous lease had a rent amount of \$2,000.00, while the new lease has a rent amount of \$2,700.00. WM proposed paying \$1,000.00 a month of the rent is \$2,000.00, or a lesser amount should the rent be determined to be \$2,700.00. The rent has been this amount since at least 2023. Section 135.1 of the *Residential Tenancies Act, 2006* (the 'Act') states that an increase in rent that would otherwise be void under subsection 116(4) is deemed not to be void if the tenant has paid the increased rent in respect of each rental period for at least 12 consecutive months.
12. As such, I find that the lawful monthly rent is \$2,700.00.
13. That said, the Tenants proposed payment plan of paying an additional \$1,000.00 a month to pay off the arrears is unreasonable and prejudicial to the Landlord, who has not received a payment from the Tenant since November of 2025. WM also testified that he would pay off all of the arrears by next week. He will be given that chance.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the the Act, including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$24,486.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$27,186.00 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 Landlords \$23,383.86. 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 Landlords compensation of \$88.77 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 Landlords 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 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 5, 2026.

June 23, 2026
Date Issued

Jagger Benham
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	\$24,300.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$24,486.00

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	\$27,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$27,186.00

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

Rent Owing to Hearing Date	\$23,197.86
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$23,383.86
Plus, daily compensation owing for each day of occupation starting June 19, 2026	\$88.77 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	