



Order under Section 69 Residential Tenancies Act, 2006

Citation: Choi v Mir, 2026 ONLTB 49131

Date: 2026-06-26

File Number: LTB-L-027859-26

In the matter of: 2210, 5 DEFRIES ST
TORONTO ON M5A0W7

Between: Soo Kyung Choi
Jeung Keung Kim
Landlords

And

Anisah Mir
Tenant

Soo Kyung Choi and Jeung Keung Kim (the 'Landlord') applied for an order to terminate the tenancy and evict Anisah Mir (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Further, the Landlord applied for an order to terminate the tenancy and evict the Tenant because the Tenant has been persistently late paying the rent.

This application was heard by videoconference on June 16, 2026.

Only the Landlords, the Landlords' Interpreter Kyung Hawan Pe and the Landlords' Legal Representative Mohammed Jacquesson attended the hearing.

As of 9:45 am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on June 5, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit

4. The lawful rent is \$2,150.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 5, 2026, are \$18,903.40.
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. The Landlords' L2 application was withdrawn.

It is ordered that:

1. The Landlord's L2 application is withdrawn.
2. The tenancy between the Landlords and the Tenant is terminated as of June 5, 2026, the date the Tenant moved out of the rental unit.
3. The Tenant shall pay to the Landlords \$19,089.40. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
4. If the Tenant does not pay the Landlords 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.

June 26, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$18,903.40
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$19,089.40