



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

File Number: LTB-L-032685-26

In the matter of: 5 MADELINE ST
HUNTSVILLE ON P1H1L8

Between: Simon Kuee Landlord
Liwei Si

And

Arvin Abbasmirzayi Tenant
Ecobuilder Inc.

Simon Kuee and Liwei Si (the 'Landlord') applied for an order to terminate the tenancy and evict Arvin Abbasmirzayi and Ecobuilder Inc. (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (*L1 Application*);
- the Tenant has been persistently late in paying the Tenant's rent (*L2 Application*).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

Only the Landlord's Legal Representative, Yun Tao Li, attended the hearing.

As of 3:13 p.m., 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 Landlord's evidence.

Determinations:

L1 Application – Non-Payment of Rent

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 \$3,100.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$101.92. This amount is calculated as follows: \$3,100.00 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 \$29,700.00.
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 \$3,100.00 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 \$136.36 is owing to the Tenant for the period from July 23, 2024, to June 17, 2026.

L2 Application – Persistent Late Payment of Rent

10. The Landlord alleges that the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 23 times in the past 24 months and there have been no payments for the last 12 months.
11. Based on the uncontested evidence before us, we find that the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month and, aside from the first month of the tenancy, the rent has either been paid late or not paid at all.
12. The Landlord sought an order terminating the tenancy.
13. We 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. The rental arrears are significant and there have been no payments to the Landlord in the last year. Since the application was filed, the Tenant has continued to fail to pay their rent on time and did not attend the hearing to present the Board evidence of their circumstances.

It is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 5, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenant owes the Landlord \$25,282.28. See Schedule 1 for the calculation of the amount owing.

4. The Tenant shall also pay the Landlord compensation of \$101.92 per day for the use of the unit starting June 18, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2026, at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 5, 2026, then starting July 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 6, 2026.

June 24, 2026
Date Issued

Richard Dehaan
Member, Landlord and Tenant Board

Vicky Liu
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 of the Tenant expires on January 6, 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 as the tenancy is terminated

Rent Owing To June 17, 2026	\$28,332.64
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$3,100.00
Less the amount of the interest on the last month's rent deposit	-\$136.36
Total amount owing to the Landlord	\$25,282.28
Plus daily compensation owing for each day of occupation starting June 18, 2026	\$101.92 (per day)