



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029569-26

In the matter of: 2503, 20 Meadowglen Place
Scarborough ON M1G0A9

Between: Farook Abdul Majeed Landlord

And

Marlon Wilson Tenant

Farook Abdul Majeed (the 'Landlord') applied for an order to terminate the tenancy and evict Marlon Wilson (the 'Tenant') because

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

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

The Landlord, the Landlord's Representative, Ian Gardner, and the Tenant attended the hearing.

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 \$2,300.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,300.00 to the Landlord since the application was filed.
6. The parties agree that the rent arrears owing to June 30, 2026, are \$7,200.00.

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 \$2,300.00 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 \$34.41 is owing to the Tenant for the period from October 1, 2025 to June 17, 2026.

L2 Application – Persistent Late Payment of Rent

10. The L2 application was withdrawn at the hearing. I consented to the Landlord's request to withdraw.

Relief from Eviction

11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Residential Tenancies Act, 2006 (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.
12. The Tenant testified that he is a private contractor and because of delays in receiving payments, he fell behind on rent. The Tenant was also helping his sick aunt with financial assistance. The Tenant shares custody of his 10-year-old child and he lives with the Tenant every week. The Tenant requests a \$1,000.00 per month payment plan. The Tenant is also willing to pay \$1,500.00 to preserve the tenancy.
13. The Landlord opposes a payment plan since the tenancy is fairly new, and the Tenant fell behind within months of moving in. The Landlord is facing dire financial stress and may lose his home if this continues. The Landlord claims to be receiving calls from his bank due to non-payment. The Tenant has made previous promises but has not lived up to them.
14. I find a payment plan is not viable. The tenancy is new, and the Tenant fell into arrears in January 2026 three months after moving in. The Tenant has made only a single rent payment since the application was filed days prior to the hearing. There is no evidence to show positive changes to the Tenant's circumstances and there is no guarantee that he would be able to sustain a payment plan.

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:**
 - \$7,386.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$9,686.00 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 \$4,037.13. 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 \$75.62 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 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.
 10. The L2 application is withdrawn.

June 26, 2026
Date Issued

Sheena Brar
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	\$9,500.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,300.00
Total the Tenant must pay to continue the tenancy	\$7,386.00

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	\$11,800.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,300.00
Total the Tenant must pay to continue the tenancy	\$9,686.00

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

Rent Owing to Hearing Date	\$8,485.54
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,300.00
Less the amount of the last month's rent deposit	- \$2,300.00
Less the amount of the interest on the last month's rent deposit	- \$34.41
Total amount owing to the Landlord	\$4,037.13
Plus, daily compensation owing for each day of occupation starting June 18, 2026	\$75.62 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	