



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

File Number: LTB-L-035712-26

In the matter of: 626, 700 KING ST
LONDON ON N5W0A6

Between: MEDALLION CORPORATION Landlord

And

Mohamud Abdullahi Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamud Abdullahi (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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 22, 2026.

Only the Landlord's Legal Representative, Lindsay Faria, attended the hearing.

As of 10:33 a.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:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. However, given the Landlord's request, this tenancy may continue based on the conditions outlined in the order below.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On April 20, 2026, the Landlord gave the Tenant an N8 notice of termination, deemed served that same day, with a termination date of June 30, 2026. The notice of termination

alleged that the Tenant has persistently paid rent late 11/11 months during the period May 2025 – March 2026. The rent was paid late for each of these months.

4. The rent is due on the 1st day of each month. At the hearing, the Landlords' Legal Representative submitted that Tenant had not paid rent for April and June 2026 and had paid their May 2026 rent late on May 13, 2026. As such, this updates the persistent late payments of the Tenant to 14 times in the past 14 months (May 2025 – June 2026).
5. I accept the uncontested evidence of the Landlord and am satisfied, on a balance of probabilities, that the Tenant has persistently failed to pay the rent on the date it was due.
6. The Landlord incurred costs of \$186.00 for application filing fees.
7. The Landlords' Legal Representative indicated that the Landlord would be satisfied with the issuance of a conditional order for the preservation of the tenancy.
8. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
9. The Tenant did not attend the hearing and did not present evidence on this issue.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent in full on or before the first day of each month, commencing July 1, 2026 and for 12 months thereafter up to and including June 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 11, 2026 at 4.00% annually on the balance outstanding

June 29, 2026
Date Issued

Curtis Smith
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 11, 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.