



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

File Number: LTB-L-031083-26

In the matter of: 107, 225 SHERWAY GARDENS RD
ETOBICOKE ON M9C0A3

Between: Jesse Singh Calay Landlord
Paramjeet Calay

And

Allen You Tenant

Jesse Singh Calay and Paramjeet Calay (the 'Landlord') applied for an order to terminate the tenancy and evict Allen You (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 16, 2026 at 09:00 am.

The Landlord and the Tenant attended the hearing.

Determinations:

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 \$2,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 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 \$8,800.00.
7. The Tenant did not oppose the arrears owing, testifying they wished to maintain the tenancy, proposing a payment plan and testifying to their finances.

8. The Landlord opposed citing lack of payment since the application was filed and the length of plan proposed.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,200.00 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.
11. Interest on the rent deposit, in the amount of \$52.02 is owing to the Tenant for the period from May 2, 2025 to June 16, 2026.
12. 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.
13. Specifically, having considered the Tenant's finances I am satisfied a payment plan is viable and will not overtly prejudice either party.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues pursuant to the following conditions.
2. The Tenant shall pay to the Landlord \$8,986.00 for arrears of rent up to June 30 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - Commencing July 15, 2026 and on or before the 15^h day of each month until September 15, 2027 - \$600.00; and
 - On or before October 15, 2027 - \$600.00.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 2026 to October 2027, or until the arrears are paid in full, whichever date is earliest.

5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 30, 2026
Date Issued

Kelly Delaney
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.