



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-062626-24

In the matter of: 126 HACKAMORE CRES
RICHMOND ON K0A2Z0

Between: 2844716 Ontario Inc. Landlord

And

IDRIES ALAWI Former Tenant
FATEMAH ALAWI

2844716 Ontario Inc. (the 'Landlord') applied for an order requiring IDRIES ALAWI and FATEMAH ALAWI (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on December 18, 2025.

Only the Landlord Shalini GuptaTenant attended the hearing.

As of 09:30 am, the Former Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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 proved the allegations contained in the application on a balance of probabilities.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
4. These documents were served on November 6, 2025, by courier to the Former Tenant's current address.
5. The Former Tenant vacated the rental unit on August 1, 2024.

6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and daily compensation owing

8. The lawful rent was \$600.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$19.72. This amount is calculated as follows: $\$600.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The Former Tenant's are no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on July 31, 2024.
12. The rent arrears and daily compensation owing to July 31, 2024, are \$10,800.00.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

23. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$10,800.00, which represents rent and compensation owing up to July 31, 2024.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$10,986.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before January 18, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from January 19, 2026, at 4.00% annually on the balance outstanding.

January 7, 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.

- * Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To July 31, 2024	\$10,800.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$10,986.00