



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

File Number: LTB-L-057708-25

In the matter of: 6, 1303 GERRARD ST E
TORONTO ON M4L1Y8

Between: Gerrard Greenwood Southeast Holdings Inc. Landlord

And

Rickey Fraser Littlejohn Tenant

Gerrard Greenwood Southeast Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rickey Fraser Littlejohn and AS Paralegal (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on December 4, 2025.

The Landlord's legal representative, Karen Dubin the Tenant, and the Tenant's legal representative, Abul Shafiqulla attended the hearing.

At the commencement of the hearing, the Landlord's legal representative, confirmed that this application seeks only an order for rent arrears.

The Tenant raised maintenance issues pursuant to section 82 of the Act; however, the Tenant advised that he did not wish to proceed with those issues in this hearing and intends to file a separate tenant application to address them. Accordingly, the section 82 issues were not considered, and they have no impact on the determination of rent arrears in this application.

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 \$1,486.25. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$48.86. This amount is calculated as follows: $\$1,486.25 \times 12$, divided by 365 days.
5. The Tenant has paid \$1,486.25 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025, are \$12,831.25. The Tenant confirmed the arrears claimed by the Landlord to be correct and did not dispute the amount of arrears claimed.
7. The Landlord is entitled to \$120.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 6 preapproved debit payments given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,486.25 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.
10. Interest on the rent deposit, in the amount of \$15.98 is owing to the Tenant for the period from July 1, 2025, to December 4, 2025.

It is ordered that:

1. The Tenant shall pay to the Landlord \$13,137.25 representing arrears of rent, NSF charges and the application filing fee to December 31, 2025.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 20, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Nathan Korenberg
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.