



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-073533-24-RV

In the matter of: 173 KERSEY CRESCENT
RICHMOND HILL ON L4C8X7

Between: SHAHBAZ ZANDSALIMI Landlord

And

ADENIYI MICHAEL ADEYEMI Tenants
LARA IGBEKELE

Review Order

SHAHBAZ ZANDSALIMI (the 'Landlord') applied for an order to terminate the tenancy and evict ADENIYI MICHAEL ADEYEMI and LARA IGBEKELE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-073533-24 issued on January 7, 2025.

On October 27, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 27, 2025, interim order LTB-L-073533-24-RV-IN was issued, staying the order issued on January 7, 2025.

This request was heard by videoconference on December 22, 2025.

The Landlord and one of the Tenants, Michael Adeyemi (MA), attended the hearing.

Determinations:

Review Request - granted

1. The Landlord consented to the Tenants' request for review. Therefore, the review is granted. The application was immediately reheard.

L1 application

2. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.

3. The Tenants were in possession of the rental unit on the date the application was filed.
4. The Tenants vacated the rental unit on October 1, 2024. Rent arrears are calculated up to the date the Tenants vacated the unit
5. The lawful rent is \$2,255.00. It was due on the 1st day of each month.
6. The Tenants have not made any payments since the application was filed.
7. MA did not dispute that the rent arrears owing to October 1, 2024 are \$4,584.14.
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 \$2,200.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$164.13 is owing to the Tenants for the period from April 1, 2021 to October 1, 2024.
11. MA requested a repayment plan for the amount outstanding. The Landlord opposed any repayment plan and requested an order for the outstanding arrears and costs.
12. This is an amount owed to the Landlord since September 2024, the Tenants are out of possession, and have not made any payments to the Landlord in the year plus since they left. In these circumstances, I find that it would be unfair to order a payment plan.

It is ordered that:

1. The request to review order LTB-L-073533-24 issued on January 7, 2025 is granted. The order is cancelled and replaced by the following:
2. The tenancy between the Landlord and the Tenants is terminated as of October 1, 2024, the date the Tenants moved out of the rental unit.
3. The Tenants shall pay to the Landlord \$2,406.01. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
4. If the Tenants do not pay the Landlord the full amount owing on or before January 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 18, 2026 at 4.00% annually on the balance outstanding.

January 6, 2026
Date Issued

Lisa Del Vecchio
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$4,584.14
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$164.13
Total amount owing to the Landlord	\$2,406.01

