



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

File Number: LTB-L-088138-25

In the matter of: 2301, 3985 GRAND PARK DR
MISSISSAUGA ON L5B0H8

Between: Lay Peter Roserie Landlord
Raywattie Roserie
Paris Junior Roserie

And

Adrian Mullings Tenant
Kyleigh Escobar

Lay Peter Roserie, Raywattie Roserie and Paris Junior Roserie (the 'Landlord') applied for an order to terminate the tenancy and evict Adrian Mullings and Kyleigh Escobar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 15, 2025.

The Landlord's Legal Representative, Barrett Beaudoin, 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on December 12, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,950.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 12, 2025 are \$27,663.88. The Tenant disputed the amount of the arrears.

7. The Tenant Adrian Mullings (AM), testified that they notified the Landlord on November 19, 2025 that they could not return to the rental unit due to criminal conditions and that they have not been allowed to reside in the unit since August 30, 2025. AM testified that they tried to get the Landlord to assist in booking the building elevator to assist the Tenant with moving out, as this could only be done in person at the building and the Tenant was not able to attend in person without breaching his conditions. AM testified he told the Landlord he would be able to vacate the rental unit by December 1, 2025 with their assistance in booking the elevator. The Tenant ended up vacating the property completely on December 12, 2025.
8. AM disputed the amount of the rent arrears owing as he did not agree with having to pay for the full month of December 2025.
9. Based on the information provided by the Tenant, I have determined that the date the Tenant was no longer in possession of the rental unit was December 12, 2025. Therefore, rent arrears is calculated to that date.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$2,950.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
12. Interest on the rent deposit, in the amount of \$118.20 is owing to the Tenant for the period from May 7, 2024 to December 12, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 12, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$24,781.68. This amount includes rent arrears owing up to the date the Tenant 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 Tenant. See Schedule 1 for the calculation of the amount owing.
3. 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

Allana McComb
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 Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$27,663.88
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,950.00
Less the amount of the interest on the last month's rent deposit	- \$118.20
Total amount owing to the Landlord	\$24,781.68