



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-090859-25

In the matter of: 2, 6 ELORA STREET SOUTH
HARRISTON ON N0G1Z0

Between: Akash Deep Sharma Landlord

And

Josephine Dawn Hiller Tenant

Akash Deep Sharma (the 'Landlord') applied for an order requiring Josephine Dawn Hiller (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord attended the hearing.

As of 10:39 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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. The Tenant vacated the rental unit on October 31, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2025, to October 31, 2025.
3. The lawful rent is \$1,550.00. It is due on the day 1st day of each month.
4. The Tenant has paid \$571.50 since the application was filed.
5. The tenancy ended on October 31, 2025, as a result of the Tenant moving out in accordance with an agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to October 31, 2025, are \$1,714.50.

7. The Landlord collected a rent deposit of \$1.00 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 is terminated.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,900.50.00. This amount includes rent arrears owing up to October 31, 2025, and the cost of the application minus the rent deposit, and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 3, 2026, at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Sheena Brar
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.