



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

File Number: LTB-L-087337-25

In the matter of: 517, 280 WELLESLEY ST E
TORONTO ON M4X1G7

Between: 280 Wellesley Residences Landlord

And

Birendra Khati Tenant
Bindu Duwadi

280 Wellesley Residences (the 'Landlord') applied for an order requiring Birendra Khati and Bindu Duwadi (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on December 10, 2025.

Only the Landlord's Legal Representative, Charlie Bobrowsky attended the hearing.

As of 9:54 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 December 2, 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 October 1, 2025 to December 2, 2025.
3. The lawful rent is \$2,000.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears and daily compensation owing to December 2, 2025 are \$4,131.50.
6. The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the last month of the tenancy.

7. Interest on the rent deposit, in the amount of \$46.03 is owing to the Tenant for the period from January 1, 2025 to December 2, 2025.
8. Pursuant to sub-section 87(5) of the *Residential Tenancies Act, 2006* (the 'Act'), the Landlord is not entitled to \$20.00 for administration charges and \$5.00 for bank fees the Landlord incurred as it was not a cheque that caused the NSF fee.
9. 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 \$2,276.47. This amount includes rent arrears owing up to December 2, 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 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

Samantha Greaves
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.