



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082316-25

In the matter of: 1002, 1343 MEADOWLANDS DR E
NEPEAN ON K2E7E8

Between: Minto Apartment Limited Partnership Landlord

And

Fariba Kakar Tenants
Daud Kakar

Minto Apartment Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Fariba Kakar and Daud Kakar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord's Legal Representative Anne Skelly attended the hearing.

As of 10:03 AM, the Tenants were 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 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,308.30. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$75.89. This amount is calculated as follows: $\$2,308.30 \times 12$, divided by 365 days.
5. The Tenants have paid \$9,008.00 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$47.83.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,252.00 from the Tenants 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.
9. Interest on the rent deposit, in the amount of \$16.35 is owing to the Tenants for the period from September 1, 2025 to December 15, 2025.
10. The Landlord sought a standard order and termination of the tenancy.
11. The Tenants did not attend the hearing to provide submissions and testimony with respect to their circumstances. However, after the application was filed with the Board, the Tenant paid the Landlord all the rent owing as of the date of the hearing except \$47.83. Having considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$233.83, which represents the balance of the rent arrears to December 31, 2026 and the cost for filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before January 18, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 19, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026

Date Issued

Sean Ramage

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.

