



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-086574-23

In the matter of: 305, 3237 Bayview Avenue
North York ON M2K2J7

Between: Claire Fisico Landlord

And

Farah Naimian Former Tenant

Claire Fisico (the 'Landlord') applied for an order requiring Farah Naimian (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on November 20, 2025.

The Landlord's legal representative, Harshil Khabrani and the Landlord attended the hearing.

As of 10:11 am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
4. These documents were served on September 15, 2025 by email. The Landlord received authorization for alternative service from the Board to serve the Former Tenant by email.
5. The Former Tenant vacated the rental unit on July 14, 2023.
6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

7. The rental unit is a one bedroom condo in a multi unit residential complex.

Rent and daily compensation owing

8. The lawful rent was \$2,000.00. It was due on the 15th day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$65.75. This amount is calculated as follows: $\$2,000.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The Former Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. The Landlord is seeking arrears up to the day she discovered the rental unit vacant on July 14, 2024³. Therefore, the Former Tenant's obligation to pay rent ended on July 14, 2023.
12. The Landlord testified the rent arrears and daily compensation owing to July 14, 2023 are \$8,000.00.
13. I find the Landlord credible in her uncontested testimony.
14. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. There is no last month's rent deposit.
16. With the totality of the uncontested evidence and submissions before me and on a balance of probabilities I find the Landlord has proved the allegations in the application for arrears of rent.
17. Although this order does not specifically address each piece of evidence individually or reference all the testimony, I have considered all of the evidence presented at the hearing and all of the oral testimony when making my determinations.
18. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$8,000.00, which represents rent and compensation owing up to July 14, 2023.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$8,186.00*. See Schedule 1 for the calculation of the amount owing.

4. If the Former Tenant does not pay the Landlord the full amount owing on or before January 17, 2026, the Former Tenant 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

Greg Brocanier
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To July 14, 2023	\$8,000.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,186.00