



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

File Number: LTB-L-084532-25

In the matter of: 525 Elgin Mills Rd. W.
Richmond Hill, ON L4C4M3

Between: Ming Lai Landlord
Siu Ling Poon

And

Beheshteh Adl Tenant

Ming Lai and Siu Ling Poon (the 'Landlord') applied for an order requiring Beheshteh Adl (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on December 18, 2025.

Only the Landlord's representative, Hoi Fai Alvin Chan, attended the hearing.

As of 10:02 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from August 15, 2025, to November 14, 2025.
3. The lawful rent is \$3,750.73. It is due on the 15th day of each month.
4. The Tenant has not made any payments since the application was filed.
5. On September 24, 2025, the Landlord filed an L2 Application to End a Tenancy and Evict a Tenant or Collect Money, for persistent late payment of rent (LTB-L-080487-25.) The application was heard on November 18, 2025, with only the Landlord's representative, Hoi Fai Alvin Chan in attendance. An order was issued on November 27, 2025, terminating the tenancy on or before December 8, 2025.

That order also requires the Tenant to pay daily compensation to the Landlord starting on

6. As of this hearing, the Landlord had already filed the order under LTB-L-080487-25 with the Court Enforcement Office (Sheriff) so that the eviction may be enforced and requested that the Board issue an order for rent arrears only for this application
7. As the tenancy has already terminated under LTB-L-080487-25, which includes daily compensation for the period commencing November 15, 2025, I granted the Landlord's request and will order rent arrear up to November 14, 2025.
8. The rent arrears owing to November 14, 2025, are \$11,252.19.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.

It is ordered that:

1. The Tenant shall pay to the Landlord \$11,438.19. This amount includes rent arrears owing up to November 14, 2025, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 24, 2026, at 4.00% annually on the balance outstanding.

January 12, 2026
Date Issued

Ken Audziss
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.