



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-084167-25

**In the matter of:** 4210-898 Portage Pky.  
Concord, ON L4K0J6

**Between:** Aree Lokcharoenlarb Landlord  
Ekachai Lokcharoenlarb

**And**

Shirin Dolatkhah  
Ehsan Boujar Tenant

Aree Lokcharoenlarb and Ekachai Lokcharoenlarb (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Shirin Dolatkhah and Ehsan Boujar (collectively the 'Tenant') because the Tenant did not pay the rent owed.

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

The Landlord's representative, Julia MacDonald, and the first named Tenant attended the hearing.

The Tenant declined to meet with Tenant Duty Counsel prior to the commencement of the hearing.

Parties sought resolution through mediation but were unsuccessful.

**Determinations:**

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on November 1, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$3,465.00. It was due on the 15th day of each month.
5. The Tenant has paid \$2,010.00 to the Landlord since the application was filed.

6. The uncontested rent arrears owing to November 1, 2025, are \$3,930.56.
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 \$2,000.00 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 terminated.
9. Interest on the rent deposit, in the amount of \$213.86 is owing to the Tenant for the period from January 15, 2021, to November 1, 2025.
10. The Landlord requested arrears be paid on or before January 31, 2026. The Tenant requested a delayed repayment to March 31, 2026. Considering the Tenant has vacated the unit reducing any further prejudice to the Landlord, and the amount of the outstanding arrears, I informed parties an order would be issued requiring arrears be paid on or before February 28, 2026, with standard interest provisions on any unpaid balance.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of November 1, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$1,902.70. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. 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**

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**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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay as the tenancy is terminated**

|                                                                                        |                   |
|----------------------------------------------------------------------------------------|-------------------|
| Rent Owing to Move Out Date, November 1, 2025                                          | \$5,940.56        |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$2,010.00      |
| <b>Less</b> the amount of the last month's rent deposit                                | - \$2,000.00      |
| <b>Less</b> the amount of the interest on the last month's rent deposit                | - \$213.86        |
| <b>Total amount owing to the Landlord</b>                                              | <b>\$1,902.70</b> |