



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

File Number: LTB-L-087031-25

In the matter of: Unit 1207, 76 SHUTER ST
TORONTO ON M5B 1B4

Between: Hong Ouyang Landlord

and

Saad Rizki Tenant

Hong Ouyang (the 'Landlord') applied for an order requiring Saad Rizki (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 6, 2026.

Only the Landlord and the Landlord's support person Jianugo Hu attended the hearing.

As of 4:49 p.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 Landlord served the Tenants with a notice alleging rent arrears but had not filed proof of service as required by section 53 of O. Reg. 516/06: *General*. The Landlord was allowed a recess to deliver a certificate of service. In the event, the Landlord delivered a certificate of service that contradicted her other evidence. I dismissed the application for termination because there was insufficient evidence before the Board to prove compliance with subsection 59(1) of the *Residential Tenancies Act, 2006* (the 'Act').
2. The Landlord elected to proceed with an application under section 87 for arrears only understanding that she would not be able to pursue termination based on the same arrears in another process.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The Tenant did not pay the total rent they were required to pay for the period from August 15, 2025, to January 14, 2026.
5. The lawful rent is \$2,200.00. It is due on the 15th day of each month.

6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to January 14, 2026, are \$11,000.00.
8. 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 \$11,186.00. This amount includes rent arrears owing up to January 14, 2026, 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

Nersi Makki
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.