



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

File Number: LTB-L-085266-25

In the matter of: 777 EASTGLEN DR
OSHAWA ON L1G 1H3

Between: Abdul Fahad Landlord

and

Kevin Zenglein Tenant

Abdul Fahad (the 'Landlord') applied for an order requiring Kevin Zenglein (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord attended the hearing.

As of 1:24 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 Tenant vacated the rental unit on December 1, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$2,690.00. It is due on the 1st day of each month.
3. The Tenant has paid \$1,000.00 to the Landlord after the application was filed.
4. 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 \$7,734.44. This amount includes rent arrears owing up to December 1, 2025, and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before January 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 26, 2026, at 4.00% annually on the balance outstanding.

January 14, 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.