



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

File Number: LTB-L-082332-25

In the matter of: 62 LINDSAY AVE
NEWMARKET ON L3Y4N6

Between: Arshia Delfani Landlord

And

Marcia Roach Tenant

Arshia Delfani (the 'Landlord') applied for an order requiring Marcia Roach (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's Agent, Roya Rezaee, attended the hearing.

As of 1:40 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 October 14, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from April 15, 2024, to October 14, 2025.
3. The lawful rent is \$2,885.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The 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. Therefore, the Tenant's obligation to pay rent ends on October 14, 2025.
6. The rent arrears and daily compensation owing to October 14, 2025, are \$31,722.90.
7. 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 \$31,908.90. This amount includes rent arrears owing up to October 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

Ilan Shingait

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.