



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

File Number: LTB-L-083347-25

In the matter of: 1210, 399 MARKHAM RD
SCARBOROUGH ON M1J3C9

Between: 1815212 Ontario Inc Landlord

And

Teniesha Abra Bansah Tenant

1815212 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Teniesha Abra Bansah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 8, 2026.

Only the Landlord's legal representative, Ravis Mohebbian, attended the hearing.

As of 9:33AM, 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 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,562.10. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$51.36. This amount is calculated as follows: \$1,562.10 x 12, divided by 365 days.
5. The Tenant has paid \$8,125.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$13.68.

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 \$1,450.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$129.86 is owing to the Tenant for the period from May 1, 2022 to January 8, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. Given that the amount owing beyond the filing fee is minimal and the Tenant has been paying their lawful monthly rent in full since the application was filed, this would not, in my view, justify termination of the tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$199.68 being the amount of arrears (\$13.68) owing to January 31, 2026, and the filing fee (\$186.00)
2. If the Tenant does not pay the Landlord the full amount owing on or before January 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 27, 2026, at 4.00% annually on the balance outstanding.

January 15, 2026
Date Issued

Colin Elsby
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.