



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

File Number: LTB-L-055502-25

In the matter of: 25, 2107 MCMAHON DR
Toronto ON M2K0J1

Between: Arash Tafti Landlord

And

Darene Melissa Clare-Hepburn Tenant

Arash Tafti (the 'Landlord') applied for an order to terminate the tenancy and evict Darene Melissa Clare-Hepburn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 2, 2025.

Only the Landlord attended the hearing.

As of 1:51p.m, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

The hearing was previously adjourned on September 18, 2025, because the Tenant did not attend the hearing.

The Tenant was served with the Notice of the Adjourned hearing by email to the email address she had communicated with the Landlord. The Landlord submitted that the Tenant was aware of the adjourned hearing.

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. The Tenant was in possession of the rental unit on the date the application was filed.

3. The Tenant vacated the rental unit on August 25, 2025 pursuant to another order of the LTB. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$250.00 per day.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to August 25, 2025 are \$50,030.00.
7. The Landlord attorned to the maximum monetary jurisdiction of the LTB, which is \$50,000.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant was terminated as of August 25, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$50,186.00. This amount represents the maximum monetary jurisdiction of the LTB for the amount of rent owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. 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 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

Jana Rozehnal
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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date (maximum monetary jurisdiction of the LTB)	\$50,000.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$50,186.00