



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

File Number: LTB-L-084265-25

In the matter of: 1105, 130 GOWAN AVE
EAST YORK ON M4K2E3

Between: Greenwin Corp Landlord

And

B. Zelena Mahomed Tenant

Greenwin Corp (the 'Landlord') applied for an order to terminate the tenancy and evict B. Zelena Mahomed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

Only the Landlord's Representative, Matt Anderson, attended the hearing.

As of 1:30 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 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 \$1,188.52. It is due on the 1st day of each month.
4. The Tenant has paid \$6,033.96 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$(40.32).
6. The Tenant paid all arrears owing for the period ending January 31, 2026 after the application was filed.
7. The only amount still outstanding is part of the Landlord's cost of filing the application of \$145.68. As a result, the order will be limited to costs only and not eviction.

8. As noted on the N4 notice of termination, if a tenant does not pay the amount owing by the termination date and the landlord applies to the Board, the tenant will likely have to pay the landlord's filing fee. Here, the Tenant did not pay the amount owing before the termination date resulting in the Landlord having to file their application with the Board and incurring a fee. Given this, I find it reasonable and appropriate to order the Tenant to pay the Landlord's cost to file their application with the Board.

It is ordered that:

1. The Tenant shall pay to the Landlord \$145.68.
2. If the Tenant does not pay the Landlord the full amount owing of \$145.68 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

Teresa Hunt

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.