



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

File Number: LTB-L-086056-25

In the matter of: 24 ABERDEEN ST
STIRLING ON K0K3E0

Between: Latheesan Sutharsan Landlords
Vijitha Sutharsan
Sutharsan Visvalingam

And

Mathew Richard Jakiwchuk Tenants
Caitlin E Jakiwchuk
Patrick Gordon Garrett

Latheesan Sutharsan, Vijitha Sutharsan and Sutharsan Visvalingam (the 'Landlords') applied for an order to terminate the tenancy and evict Mathew Richard Jakiwchuk, Caitlin E Jakiwchuk and Patrick Gordon Garrett (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 12, 2026.

Only the Landlords' Representative, Bavithra Vigneswararajah attended the hearing.

As of 2:04 p.m., the Tenants were 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 Landlords' evidence.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on October 14, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,700.00. It was due on the 15th day of each month.

5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to October 14, 2025 are \$24,525.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,700.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$225.06 is owing to the Tenants for the period from June 15, 2022, to October 14, 2025.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of October 14, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$21,785.94. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before February 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 2, 2026, at 4.00% annually on the balance outstanding.

January 21, 2026
Date Issued

Julie Broderick
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 Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$24,525.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,700.00
Less the amount of the interest on the last month's rent deposit	- \$225.06
Total amount owing to the Landlords	\$21,785.94