



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

File Number: LTB-L-085452-25

In the matter of: 1207, 340 MILL RD
ETOBICOKE ON M9C1Y8

Between: Park Property Management Inc. Landlord

And

Rohanie Goolab Tenant

Park Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rohanie Goolab (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Representative, Anita Sada attended the hearing.

As of 1:32 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 \$1,458.56. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$47.95. This amount is calculated as follows: \$1,458.56 x 12, divided by 365 days.
5. The Tenant has paid \$6,950.01 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$1,653.63.

1. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
2. The Landlord's representative requested an order that the Tenant pay these costs. The Landlord does not seek termination of the tenancy.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the submissions of the Landlord requesting a monetary only order, and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$194.56. This amount includes rent arrears owing up to January 31, 2026 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2026 at 4.00% annually on the balance outstanding.

January 19, 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.