



Order under Section 87 Residential Tenancies Act, 2006

Citation: Badhan v Ayaan, 2026 ONLTB 6792

Date: 2026-01-26

File Number: LTB-L-018311-25

In the matter of: 589 MOUNT ANNE DR
WATERLOO ON N2L4W6

Between: Devinder Singh Badhan Landlord

And

Farhan Ayaan
Former Tenant

Devinder Singh Badhan (the 'Landlord') applied for an order requiring Farhan Ayaan (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 12, 2026. The Landlord, Represented by Kush Gupta, attended the hearing.

As of 9:16 a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay to the Landlord \$7,500.00
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
4. These documents were served on November 6, 2024, by e-mail. I am satisfied this came to the Former Tenant's attention because the Former Tenant responded to the e-mail.
5. The Former Tenant vacated the rental unit on February 27, 2025.
8. The lawful rent was \$2,500.00. It was due on the 1st day of each month.

9. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: $\$2,500.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The tenancy ended on February 27, 2025, as stated on the Landlord's L10 application, as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
12. The rent arrears and daily compensation owing to February 27, 2025, are \$7,219.13.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. The Landlord collected a rent deposit of \$2,500.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
16. Interest on the rent deposit, in the amount of \$20.38 is owing to the Former Tenant for the period from November 1, 2024, to February 27, 2025.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$7,219.13, which represents rent and compensation owing up to February 27, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$2,520.38 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$4,884.75*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before February 6, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 7, 2026 at 4.00% annually on the balance outstanding.

January 26, 2026
Date Issued

Jane Dean
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To February 27, 2025	\$7,219.13
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$20.38
Total amount owing to the Landlord	\$4,884.75