



## **Order under Section 94 Residential Tenancies Act, 2006**

**Citation:** 786 HAMDANI LTD v KOLLEE, 2026 ONLTB 8004

**Date:** 2026-01-27

**File Number:** LTB-L-063803-25

**In the matter of:** 17, 8729 WILLOUGHBY DR  
NIAGARA FALLS ON L2G6X6

**Between:** 786 HAMDANI LTD Landlord

**And**

TRISTAN KOLLEE Tenants  
MIKIYA MURDOCK

786 HAMDANI LTD (the 'Landlord') applied for an order to terminate the tenancy and evict TRISTAN KOLLEE and MIKIYA MURDOCK (the 'Tenants') because the rental unit is the superintendent's premises and the Tenants' employment as superintendent has ended.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 21, 2026. Only the Landlord's Agent, Jen Corrigan, attended the hearing.

As of 9:42 a.m., the Tenants 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the Tenants shall pay to the Landlord \$6,502.21, less any amounts already paid.
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 November 30, 2024.
4. On July 4, 2025, the Tenants wrote the Landlord indicating they no longer wished to be the Superintendents of the residential complex. However, the Tenants failed to vacate the

rental unit seven days following the termination of their employment as required by s. 93(2) of the *Residential Tenancies Act* ('the Act').

5. The Tenants were required to pay the Landlord \$6,502.21 in daily compensation for use and occupation of the rental unit for the period from July 11, 2025, to November 30, 2025, less any amounts already paid by the Tenants to the Landlord. Per s.93(3), no rent is due or owing for the seven-day period following the termination of the employment relationship. Therefore, compensation became due and owing from July 11, 2025.
6. Based on the monthly rent, the daily compensation is \$45.47. This amount is calculated as follows: \$1,383.00 x 12, divided by 365 days.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,383.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$11.46 is owing to the Tenants for the period from August 2, 2025, to November 30, 2025.
9. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of November 30, 2025.
2. The Tenants shall pay to the Landlord \$6,502.21, which represents compensation for the use of the unit from July 11, 2025, to November 30, 2025, less any amounts already paid by the Tenants to the Landlord.
3. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The Landlord owes \$1,394.46 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Tenants.
5. The total amount the Tenants must pay the Landlord is \$5,293.75, less any amounts already paid by the Tenants to the Landlord.
6. If the Tenants do not pay the Landlord the full amount owing on or before February 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 8, 2026 at 4.00% annually on the balance outstanding.

**January 27, 2026**  
**Date Issued**

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Jane Dean  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.