



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

File Number: LTB-L-068210-25

In the matter of: BASEMENT UNIT 1, 60 BEXHILL AVE
SCARBOROUGH ON M1L3B8

Between: MAN GAO Landlord

And

POORNIMA HERATH PATHIRANAGE Tenant
SUSIL KUMAR KINDERLPITIYA

MAN GAO (the 'Landlord') applied for an order to terminate the tenancy and evict POORNIMA HERATH PATHIRANAGE and SUSIL KUMAR KINDERLPITIYA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 20, 2026.

The Landlord and the Tenants attended the hearing.

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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The parties agreed that the Tenant vacated the rental unit on August 25, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,500.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to August 25, 2025 are \$204.00.
7. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

8. Interest on the rent deposit, in the amount of \$93.29 is owing to the Tenant for the period from March 1, 2023 to August 25, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 25, 2025, the date the Tenant moved out of the rental unit.
2. The Landlord shall pay to the Tenant \$1,389.29. The Tenant owes the Landlord rent arrears owing up to the date the Tenant moved out of the rental unit. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Landlord does not pay the Tenant the full amount owing on or before February 6, 2026, the Landlord 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

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$204.00
Less the amount of the last month's rent deposit	- \$1,500.00
Less the amount of the interest on the last month's rent deposit	- \$93.29
Total amount owing to the Landlord	\$(1,389.29)