



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

File Number: LTB-L-094096-25

In the matter of: 1915, 260 Wellesley St E
Toronto ON M4X1G6

Between: 260 Wellesley Residences Landlord

And

Zubair Alam Tenants
Tonima Ahmed

260 Wellesley Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Zubair Alam and Tonima Ahmed (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

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

Only the Landlord's Representative, Charlie Bobrowsky, attended the hearing.

As of 9:46 a.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 Landlord's evidence.

Determinations:

1. The Landlord 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,900.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12, divided by 365 days.

5. The Tenants have paid all the arrears for the period ending January 31, 2026, after the application was filed.
6. The only amount outstanding is the Landlord's remaining cost of filing the application. As a result, the order will be limited to costs only and not eviction.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay \$186.00 to the Landlord for the remaining cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before February 8, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 9, 2026, at 4.00% annually on the balance outstanding.

January 28, 2026

Date Issued

Allana McComb

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.