



Order under Section 69 Residential Tenancies Act, 2006

Citation: SHARMA v SEN, 2026 ONLTB 9614

Date: 2026-02-02

File Number: LTB-L-094777-25

In the matter of: 5 NIMES AVE
MARKHAM ON L6C0N1

Between: SANJEIVE SHARMA Landlord

And

MARLENE SEN Tenant

SANJEIVE SHARMA (the 'Landlord') applied for an order to terminate the tenancy and evict MARLENE SEN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlord and the Tenant 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 Tenant vacated the rental unit on January 12, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The parties agree that the outstanding arrears for the period ending January 12, 2026, are \$4,789.00. This amount includes the arrears for that period, less the last month's rent deposit.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The only remaining issue is to decide when the Tenant must pay the arrears to the Landlord. At the hearing, I informed the parties that the outstanding amount will come due on February 15, 2026. This short delay should provide the Tenant with more than sufficient

time to pay the outstanding arrears while also ensuring that the Landlord receives payment in a timely manner. An order will therefore issue accordingly.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 12, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,975.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application, less the rent deposit.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Laura Hartsliet
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.