



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

File Number: LTB-L-000798-25

In the matter of: 23 VERNE AVE
WELLAND ON L3C1Z6

Between: RAFEEK ABDUL RASHEED Landlord

And

Harley John Richards Tenant

RAFEEK ABDUL RASHEED (the 'Landlord') applied for an order to terminate the tenancy and evict Harley John Richards (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 22, 2025.

Only the Landlord attended the hearing.

The Tenant 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. 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 August 20, 2025. However, as the Landlord has an order for the rent arrears for the period of June 1, 2025 to August 20, 2025, the Landlord only sought the rent arrears owing up to May 31, 2025.
4. The lawful rent is \$1,400.00. It was due on the 1st day of each month.
5. The Tenant has paid \$4,200.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2025 are \$2,800.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 20, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$7,336.60. 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. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 17, 2026 at 4.00% annually on the balance outstanding.

February 5, 2026
Date Issued

Christopher Lin
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	\$11,350.60
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,200.00
Total amount owing to the Landlord	\$7,336.60