



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

File Number: LTB-L-096660-25

In the matter of: 816, 1133 COOKE BLVD
BURLINGTON ON L7T0C3

Between: Pooja Mody
Sunil Mody
Nimisha Mody

Landlords

And

Firat Basut
Whelnie Agustin Nevado

Tenants

Pooja Mody, Sunil Mody and Nimisha Mody (the 'Landlords') applied for an order to terminate the tenancy and evict Firat Basut and Whelnie Agustin Nevado (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 28, 2026.

The Landlord, Pooja Mody, the Landlords' Licensed Paralegal, Haseeb Ullah, and the Tenants attended the hearing.

Determinations:

1. The Landlords 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on December 6, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,600.00. It was due on the 7th day of each month.
5. The Tenants have paid \$1,500.00 to the Landlords since the application was filed.
6. The rent arrears owing to December 6, 2025, are \$9,658.13.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,600.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$43.63 is owing to the Tenants for the period from April 6, 2025, to December 6, 2025.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of December 6, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$7,200.50. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

February 6, 2026
Date Issued

Sheena Brar
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 Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$11,158.13
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$1,500.00
Less the amount of the last month's rent deposit	- \$2,600.00
Less the amount of the interest on the last month's rent deposit	- \$43.63
Total amount owing to the Landlords	\$7,200.50