



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

File Number: LTB-L-108741-25

In the matter of: 52 NORMA CRES (House)
BRAMPTON ON L6S4H2

Between: PREM SRAN Landlord
MANJEET SRAN

And

SAMUEL MATYAS ROSTAS Tenant
EDINA ROSTAS

PREM SRAN and MANJEET SRAN (the 'Landlord') applied for an order to terminate the tenancy and evict SAMUEL MATYAS ROSTAS and EDINA ROSTAS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 30, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The N4 notice of termination that was given to the Tenant contains rent that has not yet come due. The rental periods contained on the N4 notice are as follows:
2. The N4 notice does not properly reflect the amount of rent in arrears, and it is not clear what the Tenant must pay as it includes amounts not yet due. As such, the N4 notice is invalid.
3. The Landlord opted to pursue arrears only.

4. The Landlord and the Tenant agreed that the arrears outstanding to January 31, 2026, are \$2,850.00. As such, an order shall issue for the payment of the agreed upon arrears.

It is ordered that:

1. The Tenant shall pay \$2,850.00 to the Landlord. This amount represents rent owing up to January 31, 2026.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 14, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026

Date Issued

Emily Robb

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.