



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-096302-25

In the matter of: 511, 2200 SHEROBEE RD
MISSISSAUGA ON L5A3Y3

Between: Sherobee Investments Inc. Landlord

And

Paul Arrowsmith Tenant

Sherobee Investments Inc. (the 'Landlord') applied for an order requiring Paul Arrowsmith (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 26, 2026.

Only the Landlord's Agent, Lauren Mogridge attended the hearing.

As of 1:48 p.m., 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 Tenant vacated the rental unit on December 31, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from November 1, 2025, to December 31, 2025.
3. The lawful rent is \$3,099.00. It is due on the 1st day of each month.
4. The Tenant has paid \$1,443.99 to the Landlord after the application was filed.
5. The rent arrears and daily compensation owing to December 31, 2025 are \$4,748.00.
6. The Landlord collected a rent deposit of \$3,099.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$80.87 is owing to the Tenant for the period from December 16, 2024, to December 31, 2025.

8. 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 Tenant shall pay to the Landlord \$1,754.13. This amount includes rent arrears owing up to December 31, 2025, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 21, 2026, at 4.00% annually on the balance outstanding.

February 9, 2026

Date Issued

Kyle Anderson

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.