



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095128-25

In the matter of: 606, 221 VICTORIA ST N
KITCHENER ON N2H0E3

Between: The Effort Trust Company Landlord

And

Abdullah Ahmed Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Abdullah Ahmed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 27, 2026.

The Landlord's representative A. Asiri 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 December 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,180.00. It was due on the 1st day of each month.
5. The Tenant has paid \$2,180.00 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$4,360.00. The rent owing is equal to the 2 months rent-free discount ("Discount Agreement") that was initially granted to the Tenant but subsequently revoked by the Landlord. The revocation of the discount was the result of the Tenant breaching the Discount Agreement by failing to pay rent on time and in full for the entire initial term. The Tenant acknowledges paying rent late on one of the months, but stated the late payment was through inadvertence and the revocation of the entire Discount

Agreement was too harsh a consequence. While I am sympathetic to the Tenant's situation, the Tenant admittedly breached the Discount Agreement and pursuant to the agreed upon terms, the rent-free discount would only apply if rent was paid on time every month. Accordingly, I find that the rent arrears owing are thus \$4,360.00.

7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,180.00 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 terminated.
10. Interest on the rent deposit, in the amount of \$63.61 is owing to the Tenant for the period from November 1, 2024 to December 31, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,322.39. 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 and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. 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

Peter Nicholson
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	\$6,540.00
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,180.00
Less the amount of the last month's rent deposit	- \$2,180.00
Less the amount of the interest on the last month's rent deposit	- \$63.61
Total amount owing to the Landlord	\$2,322.39