



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

File Number: LTB-L-100573-25

In the matter of: 411, 2020 SHEPPARD AVE W
TORONTO ON M3N1A3

Between: CAPREIT 2 LIMITED PARTNERSHIP Landlord

And

ARUN KUMAR G. PATEL Tenant

CAPREIT 2 LIMITED PARTNERSHIP (the 'Landlord') applied for an order requiring ARUN KUMAR G. PATEL (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 29, 2026.

Only the Landlord's Legal Representative Geoff Paine attended the hearing.

As of 1:40 pm, 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from November 1, 2025, to January 31, 2026.
3. The lawful rent is \$1,282.64. It is due on the 1st day of each month.
4. The Tenant has paid \$3,790.55 to the Landlord after the application was filed.
5. The rent arrears owing to January 31, 2026, are \$4.63.
6. 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 \$190.63. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before February 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 15, 2026, at 4.00% annually on the balance outstanding.

February 3, 2026

Date Issued

Jagger Benham

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.