



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-082480-25

In the matter of: unit 5, 292 SIMCOE ST
LONDON ON N6B1J5

Between: TNTM Ontario inc

Landlord

And

Ozgur Erkul Sen
Sukru Kaygusuz

Former Tenants

TNTM Ontario inc (the 'Landlord') applied for an order requiring Ozgur Erkul Sen and Sukru Kaygusuz (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on February 2, 2026.

The Landlord's agent Eren Sen and the Former Tenants attended the hearing. The Former Tenants declined to speak with Tenant Duty Counsel.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Agreed facts:

1. The Former Tenants vacated the rental unit on April 16, 2025. The Landlord is seeking arrears of rent up to March 31, 2025.
2. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.
3. The lawful rent was \$2,100.00. It was due on the 25th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 x 12, divided by 365 days.
5. The rent arrears and daily compensation owing to March 31, 2025 are \$13,200.00.
6. The Landlord collected a rent deposit of \$2,100.00 from the Former Tenants, which was applied by the Landlord to the month of March 2025.

7. Interest on the rent deposit, in the amount of \$88.76 is owing to the Former Tenants for the period from April 24, 2024 to March 31, 2025 and this amount is deducted from the amount owing by the Former Tenants.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Former Tenants shall pay to the Landlord \$11,100.00, which represents rent and compensation owing up to March 31, 2025 after the last month's rent deposit of \$2,100.00 is applied.
2. The Former Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$88.76 which is the amount of the interest on the rent deposit, and this is deducted from the amount owing by the Former Tenants.
4. The total amount the Former Tenants owes the Landlord is \$11,197.24. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenants do not pay the Landlord the full amount owing on or before **June 6, 2027**, the Former Tenants will start to owe interest. This will be simple interest calculated from June 7, 2027 at 4.00% annually on the balance outstanding.

February 6, 2026
Date Issued

Margo den Haan
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To March 31, 2025	\$13,200.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of interest owing on the last month's rent deposit	-\$88.76
Total amount owing to the Landlord	\$11,197.24