



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

File Number: LTB-L-083136-25

In the matter of: BASEMENT, 276 VAN KIRK DR
BRAMPTON ON L7A 1M3

Between: Suganya Rajamani Landlords
Sridar Shanmugam

and

Jasmine Kaur Tenants
Singh Sukhpreet

Suganya Rajamani and Sridar Shanmugam (the 'Landlords') applied for an order to terminate the tenancy and evict Jasmine Kaur and Singh Sukhpreet (the 'Tenants') because:

- the Tenantss did not pay the rent that the Tenants owe (L1 Application); and
- the Tenantss, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another Tenants (L2 Application).

This application was heard by videoconference on January 7, 2026.

Only the Landlords, Suganya Rajamani, and their representative, Arshdeep Kaur, attended the hearing.

As of 11:08 a.m. the Tenants was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. At the hearing, the Landlords sought to withdraw the L2 application because the Tenants vacated the rental property on October 6, 2025. I consented to the Landlords' request.

L1 Application – rental arrears

2. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.

1. The Tenants was in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on October 6, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
3. The lawful rent is \$1,400.00. It was due on the 1st day of each month.
4. The Tenants has not made any payments since the application was filed.
5. The rent arrears owing to October 6, 2025 are \$1,676.18.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$350.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$1.61 is owing to the Tenants for the period from August 1, 2025 to October 6, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of October 6, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$1,510.57. 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. 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 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

February 4, 2026
Date Issued

Adeela Alvez
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	\$1,676.18
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$350.00
Less the amount of the interest on the last month's rent deposit	- \$1.61
Total amount owing to the Landlord	\$1,510.57