



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-046764-25

In the matter of: 3, 130 BROWN ST
CAMBRIDGE ON N3H5T5

Between: Aurangzeb Susiwala Landlord

And

Clarissa Lynn Wilson Former Tenant
Jeffery Stefan Majeed

Aurangzeb Susiwala (the 'Landlord') applied for an order requiring Clarissa Lynn Wilson and Jeffery Stefan Majeed (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 3, 2026.

Only the Landlord's Legal Representative Barrett Beaudoin attended the hearing.

As of 10:01 a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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 explained below, the Landlord proved the allegations contained in the application on a balance of probabilities.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on January 8, 2026, by email service, by the Tenant's email address jefferymajeed@gmail.com and boss lady1541@gamil.com . I am satisfied that this was the email address used during the tenancy and that the documents were delivered to this email address on January 8, 2026.
4. The Former Tenant vacated the rental unit on January 15, 2025.

5. The application was filed on June 6, 2025, which is within one year after the Former Tenant ceased to be in possession of the rental unit.
8. The Former Tenant has not made any payments since the application was filed.
9. The tenancy ended on as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
10. The rent arrears and daily compensation owing to are \$7,580.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$7,580.00, which represents rent and compensation owing up to January 15, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$7,766.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before February 21, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 22, 2026 at 4.00% annually on the balance outstanding.

February 10, 2026
Date Issued

Anthony Bruno
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	\$7,580.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$7,766.00