



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-045245-25

In the matter of: 4201, 50 ABSOLUTE AVE
MISSISSAUGA ON L4Z0A8

Between: BHARTIBEN RAMESHBHAI Pateljessi Landlord
CHITRA PATEL SHAH

And

NATASHA ELIEESE JOHNSON Former Tenant
SHAWN JOSEPH CLEARY

BHARTIBEN RAMESHBHAI Pateljessi and CHITRA PATEL SHAH (the 'Landlord') applied for an order requiring NATASHA ELIEESE JOHNSON and SHAWN JOSEPH CLEARY (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 4, 2026 at 09:00 am.

Only the Landlord Representative Jesica Travers attended the hearing.

As of 09:30 am, the Former Tenants were 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 Tenants with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. I am satisfied that the Landlord served the Former Tenants 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.
4. These documents were served on December 9, 2025 by sending them to the email consented to during the course of the tenancy.

5. The Former Tenants vacated the rental unit on April 30, 2025.
6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and daily compensation owing

8. The lawful rent was \$2,500.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: $\$2,500.00 \times 12$, divided by 365 days.
10. The Former Tenant have not made any payments since the application was filed.
11. The tenancy ended on April 30, 2025 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.
12. The rent arrears and daily compensation owing to April 30, 2025 are \$8,450.00.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

15. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$8,450.00, which represents rent and compensation owing up to April 30, 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 \$8,636.00*. 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 March 1, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.

February 18, 2026
Date Issued

Kelly Delaney
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 April 30, 2025	\$8,450.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,636.00