



Order under Section 69 Residential Tenancies Act, 2006

Citation: Malik v Mangroo, 2026 ONLTB 13456

Date: 2026-02-10

File Number: LTB-L-098624-25

In the matter of: #2/Basement, 23 ARCTIC WOLF RD
BRAMPTON ON L6R3K4

Between: Mehmood Malik

Landlord

And

Kamatie Sirgool Mangroo
Tarachand Isree

Tenants

Mehmood Malik (the 'Landlord') applied for an order to terminate the tenancy and evict Kamatie Sirgool Mangroo and Tarachand Isree (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on February 5, 2026.

The Landlord, the Landlord's Legal Representative, Haseeb Ullah, and the Tenants attended the hearing. The Tenants declined to speak to Tenant Duty Counsel prior to the start of this proceeding.

Determinations:

1. The Landlord 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.
2. The Tenants was in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on February 4, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$1,500.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to February 4, 2026 are \$10,697.28.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$400.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$7.20 is owing to the Tenants for the period from March 29, 2025 to February 4, 2026.
10. The Tenants testified that the reason for the rental arrears, was due to their personal financial circumstances, regarding the loss of social supports commencing July 2025, and they moved out prior to this proceeding, given their inability to pay rent.
11. The Landlord's Legal Representative sought a standard payment order of the arrears.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 4, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$10,476.08. This amount includes rent arrears owing up to the date the Tenants 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 Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants does not pay the Landlord the full amount owing on or before February 21, 2026, the Tenants 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

Panagiotis P. Roupas
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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$10,697.28
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$400.00
Less the amount of the interest on the last month's rent deposit	- \$7.20
Total amount owing to the Landlord	\$10,476.08