



Order under Subsection 87(1) Residential Tenancies Act, 2006

File Number: LTB-L-096807-25

In the matter of: 506, 235 Grey St
London ON N6B3R1

Between: M. F. Arnsby Property Management Landlord

And

Noor Us Mashhadi Tenant

M. F. Arnsby Property Management (the 'Landlord') applied for an order requiring Noor Us Mashhadi (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 9, 2026.

Only the Landlord's representative Leonard Ancheta

As of 1:20 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant voided the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice. Accordingly the Landlord elected to continue this application for the monetary claim only.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2025 to February 28, 2026.
4. The lawful rent is \$743.00. It is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. After the application was filed, the Tenant was in a credit balance of \$54.00, due to over payment on August 26, 2025.
7. The rent arrears owing to February 28, 2026 are \$4,404.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,590.00. This amount includes rent arrears owing up to February 28, 2026 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 24, 2026 at 4.00% annually on the balance outstanding.

February 12, 2026

Date Issued

Julie Broderick

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.