



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

File Number: LTB-L-100029-25

In the matter of: 1-310-3, 1700 SIMCOE ST N
OSHAWA ON L1G4X9

Between: Canadian Student Living Group LP. Landlord

And

Desmond Danjuma Tenant

Canadian Student Living Group LP. (the 'Landlord') applied for an order requiring Desmond Danjuma (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's Representative, Sara Murtadha, attended the hearing.

As of 10:06 a.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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from October 1, 2025 to February 28, 2026.
3. The lawful rent is \$896.88. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026 are \$4,484.40.
6. 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 \$4,670.40. 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 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 25, 2026 at 4.00% annually on the balance outstanding.

February 13, 2026

Date Issued

Nicole Pedron

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.