



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

File Number: LTB-L-104077-25

In the matter of: 1003, 55 OAKMOUNT RD
TORONTO ON M6P2M5

Between: Beaux Properties Management Company Landlord

And

Saumil Shah Tenants
Forum Saumil Shah

Beaux Properties Management Company (the 'Landlord') applied for an order requiring Saumil Shah and Forum Saumil Shah (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026.

Only the Landlord's Agent, Athena Metaxas, attended the hearing.

As of 10:47 a.m., the Tenants were 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 Tenants vacated the rental unit on January 1, 2026. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from December 1, 2025, to December 31, 2025.
3. The lawful rent is \$2,074.37. It is due on the 1st day of each month.
4. The Tenants had not made any payments since the application was filed.
5. The Tenants are no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent ends on February 28, 2026. This was a month to month tenancy requiring a minimum of 60 day's notice to terminate.
6. The rent arrears and daily compensation owing to February 28, 2026, are \$6,223.11.

7. 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 Tenants shall pay to the Landlord \$4,309.44. This amount includes rent arrears owing up to and the cost of the application. The rent deposit in the amount of \$2,074.37, and interest on the rent deposit in the amount of \$25.30 has been deducted from the amount owing to the Landlord.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 9, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 10, 2026, at 4.00% annually on the balance outstanding.

February 26, 2026

Date Issued

Ilan Shingait

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.