



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-054668-25

In the matter of: 241 Sea Ray Avenue
Innisfil ON L9S2P6

Between: Anup Joshi Landlord

And

Alexander Fraser Former Tenant

Anup Joshi (the 'Landlord') applied for an order requiring Alexander Fraser (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

The Landlord and a support person for the Landlord, the Landlord's daughter, Eesha Joshi, attended the hearing. The Former Tenant attended the hearing.

The parties agree that:

1. The Landlord served the Former Tenant 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.
2. The Landlord served the Former Tenant 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.
3. These documents were served on October 16, 2025 by email.
4. The Former Tenant vacated the rental unit on May 6, 2025.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
8. The lawful rent was \$2,100.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 x 12, divided by 365 days.
10. The Former Tenant not made any payments since the application was filed.

11. The tenancy ended on May 6, 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 May 6, 2025 are \$25,764.24.
13. The Landlord collected a rent deposit of \$1,000.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
14. Interest on the rent deposit, in the amount of \$39.93 is owing to the Former Tenant for the period from October 1, 2023 to May 6, 2025.
15. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
16. The total amount the Former Tenant owes to the Landlord is **\$24,910.31**.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$24,910.31 for arrears and costs minus the last months rent deposit and interest on the last months rent deposit.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. The Former Tenant shall pay \$1,000.00 to the Landlord on or before the third (3rd) day of each month commencing on March 3, 2026 and continue for 24 months; and
 - b. On the third day of the 25th month the Former Tenant shall pay to the Landlord \$910.31
3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

February 26, 2026
Date Issued

Greg Brocanier
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.