



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

File Number: LTB-L-094892-25

In the matter of: 1, 37 LAMBTON AVE
YORK ON M6N2S2

Between: Qamar Mirza Landlord

And

Shantee Gordon Tenant

Qamar Mirza (the 'Landlord') applied for an order requiring Shantee Gordon (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 23, 2026.

The Landlord Qamar Mirza and the Tenant Shantee Gordon attended the hearing.

Determinations:

1. The parties agree that all rent arrears have been paid in full before the hearing, but that the Tenant has not compensated the Landlord for their cost of filing the application.
2. The Tenant submits that the arrears were paid in full prior to the Landlord filing the application. The Landlord was unable to recall whether the arrears remained outstanding at the time the application was filed and did not provide any documentary evidence, such as a rent ledger or payment records, to establish the date on which the arrears were paid.
3. On the evidence before the Board, I cannot find on a balance of probabilities, that any arrears were outstanding at the time the application was filed. In particular, the Landlord has not met the evidentiary burden to establish that the Tenant was in arrears on the date of filing.

4. As a result, I am not satisfied that the Tenant is liable to compensate the Landlord for the cost of filing the application. Therefore, no order shall issue for reimbursement of the Landlord's filing fee.

It is ordered that:

1. The Landlord's application is dismissed.

March 2, 2026
Date Issued

Kyle Anderson
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.