



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-080251-25-RV

In the matter of: 903, 1745 BLOOR ST
MISSISSAUGA ON L4X1S6

Between: 1745 Bloor Holdings Inc. Landlord

And

Jeyamathan Jeyarajah Tenant

Review Order

1745 Bloor Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jeyamathan Jeyarajah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved in favour of the Landlord by order LTB-L-080251-25 issued on January 5, 2026 and based on a hearing that took place on December 3, 2025.

On January 29, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the hearing due to medical reasons.

On January 30, 2026, interim order LTB-L-080251-25-RV-IN was issued, staying the order issued on January 5, 2026.

This review and application were heard by videoconference on February 23, 2026.

The Tenant and the Landlord's legal representative, Howard Levenson, attended the hearing.

Determinations:

1. The Landlord consents to the Tenant's request to review the order. On this basis I granted the review and reheard the Landlord's L1 application de novo.
2. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. The Tenant was in possession of the rental unit on the date the application was filed.

4. The Tenant vacated the rental unit on December 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
5. The lawful rent is \$2,222.06. It was due on the 1st day of each month.
6. The Tenant has paid \$1,500.00 to the Landlord since the application was filed.
7. The rent arrears owing to December 31, 2025 are \$5,888.24.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The application is amended to reflect that the Landlord collected a rent deposit of \$2,222.06 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$9.28 is owing to the Tenant for the period from November 1, 2025 to December 31, 2025.
11. The Tenant's request to raise their own issues pursuant to subsection 87(2) and 82(1) of the Residential Tenancies Act, 2006 (the 'Act') is denied on the basis that the Tenant failed to provide the Landlord and the LTB the required list of described issues in accordance with Rule 19.4 of the Board's Rules of Procedure. This does not stop the Tenant from filing their own application within the time limits imposed under the Act for such application(s) if they feel it is necessary to do so.

It is ordered that:

1. The request to review order LTB-L-080251-25 issued on is granted. The order is cancelled and replaced with the following order and interim stay is also cancelled.
2. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025, the date the Tenant moved out of the rental unit.
3. The Tenant shall pay to the Landlord \$3,842.90. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

March 2, 2026
Date Issued

Terri van Huisstede
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.