



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-101698-25

In the matter of: 216, 2537 LAKE SHORE BLVD W
TORONTO ON M8V1E8

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

NEVEEN HANNA Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict NEVEEN HANNA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative Jason Paine and the Tenant's son David Wins attended the hearing.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant passed away on December 28, 2025. The parties agree that the tenancy shall terminate on January 27, 2026. On consent, rent arrears are calculated up to January 27, 2026.
3. The lawful rent is \$1,613.40. It was due on the 1st day of each month.
4. The Tenant has paid \$2,261.08 since the application was filed.
5. The rent arrears owing to January 27, 2026 are \$2,011.48.
6. The Landlord collected a rent deposit of \$1,613.40 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.
7. Interest on the rent deposit, in the amount of \$2.51 is owing to the Tenant for the period from January 1, 2026 to January 27, 2026.

Determinations:

8. The only issue in dispute was the filing fee. At the time the Landlord submitted the application, the Tenant was in arrears. The Tenant's son did not provide any legal basis for why the filing fee should not be awarded to the Landlord in these circumstances. Accordingly, the Tenant shall pay the Landlord \$186.00 for the L1 application filing fee.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 27, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$581.57 This amount includes rent arrears owing up to the date the tenancy terminated 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.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 17, 2026 at 4.00% annually on the balance outstanding.

March 5, 2026
Date Issued

Brett Lockwood
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.