



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

File Number: LTB-L-104884-25

In the matter of: 44 COURT LANE
LONDON ON N5W1N5

Between: Amiraco Properties Inc Landlord

And

Baudric Makanda Tenant

Amiraco Properties Inc (the 'Landlord') applied for an order requiring Baudric Makanda (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

Only the Landlord's Legal Representative, Jennifer Grant, attended the hearing.

As of 10:33 a.m. the Tenant was 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.

The Landlord's Legal Representative made submissions as to why the Tenant was not present before the Board. They submitted that the Tenant was present earlier, but they needed to return to work, and they have since left the hearing room.

The Landlord's Legal Representative advised the LTB that they would no longer be seeking an eviction order and were only seeking an order for arrears only. Based on the submissions made by the Landlord's Legal Representative, I found there was no prejudice to the tenant if I were to grant the amendment and as such, the amendment was granted. This application shall proceed with the Landlord only seeking an order pursuant to section 87 of the *Residential Tenancies Act*, 2006 (the 'Act') for outstanding rent owing.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from August 1, 2025, to February 28, 2026.
3. The lawful rent is \$2,046.89. It is due on the 1st day of each month.

4. The Tenant has paid \$5,086.69 to the Landlord after the application was filed.
5. The rent arrears and daily compensation owing to February 28, 2026, are \$1,793.71.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord's Legal Representative requested that the rent arrears be paid in full on or before July 31, 2026. I am satisfied that it would be fair to both parties if I were to grant this request.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,979.71. This amount includes rent arrears owing up to February 28, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 15, 2026, at 4.00% annually on the balance outstanding.

March 3, 2026
Date Issued

Chris Hall
Member, Landlord and Tenant Board

Robert Brown
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.

