



Order under Section 69 Residential Tenancies Act, 2006

Citation: Shaikh v ST JEAN, 2026 ONLTB 21672

Date: 2026-03-17

File Number: LTB-L-108623-25

In the matter of: 10, 5302 STAMFORD ST
NIAGARA FALLS ON L2E1N3

Between: Haya Shaikh Landlord

And

MARISSA, STAR ST JEAN Tenants
PIERRE ST JEAN

Haya Shaikh (the 'Landlord') applied for an order to terminate the tenancy and evict MARISSA, STAR ST JEAN and PIERRE ST JEAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 9, 2026.

Only the Landlord attended the hearing.

As of 10:12 am, the Tenants were 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. The Tenants did not join during the scheduled block and the LTB technical team did not advise of any related issues. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord said the Tenants were provided with a copy of the Notice of Hearing by hand around January 15, 2026.
2. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.

4. The Tenants vacated the rental unit on March 1, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
5. The lawful rent is \$1,600.00. It was due on the 1st day of each month.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to March 1, 2026 are \$5,852.60.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 1, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$6,038.60. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 29, 2026 at 4.00% annually on the balance outstanding.

March 17, 2026
Date Issued

Dana Wren
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$5,852.60
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$6,038.60