



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-061840-25

In the matter of: 6831 DORCHESTER RD
NIAGARA FALLS ON L2G5V2

Between: Gurpreet singh Landlord

And

Tanveer Ahmed Former Tenant

Gurpreet singh (the 'Landlord') applied for an order requiring Tanveer Ahmed (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 19, 2026.

Only the Landlord attended the hearing.

As of 9:53 AM, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay the Landlord \$4,436.00.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on the Former Tenant by mail on January 14, 2026.
4. The Former Tenant vacated the rental unit on June 16, 2025.
5. The rent arrears and daily compensation owing to June 16, 2025. are \$4,250.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,250.00, which represents rent and compensation owing up to June 16, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$4,436.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before March 24, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 25, 2026, at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Bryan Delorenzi
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$4,250.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$4,436.00