



Order under Section 69 Residential Tenancies Act, 2006

Citation: Salami v John Adewale, 2026 ONLTB 21776

Date: 2026-03-13

File Number: LTB-L-109279-25

In the matter of: 167 Keelson St.
Welland ON L3B6C5

Between: Oyetunde Ademola Salami Landlord

And

Adediji John Adewale Tenants
Adediji Taiwo Toyin

Oyetunde Ademola Salami (the 'Landlord') applied for an order to terminate the tenancy and evict Adediji John Adewale and Adediji Taiwo Toyin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord, the Landlord's legal representative Parth Budhraj and the Tenants attended the hearing.

The Tenants spoke with Tenant Duty Counsel.

Determinations:

1. 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.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on February 10, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,350.00. It was due on the 22nd day of each month.
5. The Tenants have paid \$2,300.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 10, 2026 are \$6,217.94.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,350.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$112.70 is owing to the Tenants for the period from January 8, 2024 to February 10, 2026.
10. The Tenants dispute the amount owing, claiming a discrepancy in the lawful monthly rent. The Tenants believe the rent is \$2,300.00 and said the lease agreement relied on by the Landlord is fraudulent. However, the Landlord's ledger shows that the Tenants paid rent in the amount of \$2,350.00 from the onset of their tenancy in November 2024 for around eleven months. Had the Tenants believed the lease to be fraudulent, I find it unlikely they would continue to pay amount they claim to be false without taking further action.
11. Based on the evidence before the Board and on a balance of probabilities, I do not find the Tenants' claims of a fraudulent lease and incorrect rent amount to be credible. I am satisfied the amount claimed by the Landlord to be the lawful monthly rent.
12. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 10, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$1,641.24. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. 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 24, 2026, the Tenants 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

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	\$6,217.94
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,300.00
Less the amount of the last month's rent deposit	- \$2,350.00
Less the amount of the interest on the last month's rent deposit	- \$112.70
Total amount owing to the Landlord	\$1,641.24