



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-009629-26-SA

In the matter of: 1108, 1300 MISSISSAUGA VALLEY BLVD
MISSISSAUGA ON L5A3S8

Between: Sanoj Varghese Landlord

And

Drazen Tomic Tenant

Sanoj Varghese (the 'Landlord') applied for an order to terminate the tenancy and evict Drazen Tomic (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on September 26, 2025 with respect to application LTB-L-054309-25.

The Landlord's application was resolved by order LTB-L-009629-26, issued on February 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-009629-26.

This motion was heard by videoconference on March 11, 2026.

The Landlord's Legal Representative Carmen Dawdy and the Tenant attended the hearing.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-009629-26, issued on February 6, 2026, is granted.
2. Order LTB-L-009629-26, issued on February 6, 2026, is set aside and cannot be enforced.
3. The previous order issued on September 26, 2025, with respect to LTB-L-054309-25 is amended as follows.
4. The tenancy between the Landlord and the Tenant is terminated as of March 7, 2026, the date the Tenant moved out of the rental unit.
5. The Tenant shall pay to the Landlord \$23,164.88. This amount includes rent arrears owing up to the date the Tenant 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 Tenant. See Schedule 1 for the calculation of the amount owing.

6. If the Tenant does not pay the Landlord the full amount owing on or before April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026, at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Kate Sinipostolova
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 Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$43,503.11
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$17,894.99
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$229.24
Total amount owing to the Landlord	\$23,164.88