



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

File Number: LTB-L-001143-26

In the matter of: 4, 55 SPADINA RD E
KITCHENER ON N2M3X2

Between: 19-59 Spadina Inc. Landlord

And

Dhruv Ohri Tenant

19-59 Spadina Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dhruv Ohri (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Representative, Jay Bhangu, attended the hearing.

As of 9:28 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.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,358.03. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$44.65. This amount is calculated as follows: \$1,358.03 x 12, divided by 365 days.
5. The Tenant has paid \$1385.50 since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$1,385.50.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.
10. The Tenant was not present at the hearing, but the Landlord's Legal Representative asked the Board to grant the Tenant relief from eviction since the Tenant has been paying his rent regularly. The Landlord wants an order for the Tenant to pay the filing fee and March's rent. I find that to be a reasonable request.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,571.50. This amount includes rent arrears owing up to March 31, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 17, 2026
Date Issued

Sheena Brar
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.