



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-057392-25

In the matter of: 9, 90 LITTLE CREEK RD
MISSISSAUGA ON L5R0E9

Between: Mohammad Najam Syed Landlord

And

Kennedy Mintah Former Tenant
LEWIS NANA KWEKU DARKO MINTAH

Mohammad Najam Syed (the 'Landlord') applied for an order requiring Kennedy Mintah and LEWIS NANA KWEKU DARKO MINTAH (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 9:34 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 \$35,756.00.
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 October 17, 2025, by e-mail.
4. The Former Tenant vacated the rental unit on April 20,
5. The tenancy ended on April 20, 2025, as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
6. The rent arrears and daily compensation owing to April 20, 2025, are \$35,570.00.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$35,756.00, which represents rent and compensation owing up to April 20, 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 \$35,186.00*. 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 28, 2026, the Former Tenant 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

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 April 20, 2025	\$35,570.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$35,756.00