



Order under Section 87 Residential Tenancies Act, 2006

Citation: Shah v Mendoza, 2026 ONLTB 24187

Date: 2026-03-23

File Number: LTB-L-065732-25

In the matter of: 49, 745 Chelton Road
London ON N6M0A2

Between: Jevin Shah
Bipin Mehia

Landlords

and

Rossita Mendoza

Former Tenant

Jevin Shah and Bipin Mehia (the 'Landlords') applied for an order requiring Rossita Mendoza (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on March 4, 2026.

The Landlords, Jevin Shah, on behalf of both Landlords, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlords proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant must pay the Landlords \$3,510.16.
2. The Former Tenant vacated the rental unit on June 30, 2025. Therefore, the application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
3. It was undisputed that the lawful rent was \$2,650.00. It was due on the 1st day of each month.
8. Based on the rent, the daily rent/compensation is \$87.12. This amount is calculated as follows: \$2,650.00 x 12, divided by 365 days.
9. The Tenant did not dispute that she did not pay rent for the months of April, May and June 2025. It was also undisputed that the Former Tenant has not made any payments since the application was filed.
10. The tenancy ended on as a result of the Former Tenant moving out in accordance with an agreement between the parties to terminate the tenancy on June 30, 2025. Therefore, the Former Tenant's obligation to pay rent ended on that date.

11. The rent arrears and daily compensation owing to June 30, 2025 are \$6,050.00.
13. The Landlords collected a rent deposit of \$2,450.00 from the Former Tenant and this deposit is still being held by the Landlords. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
14. Interest on the rent deposit, in the amount of is owing to the Former Tenant for the period from August 31, 2023 to April 15, 2025.

It is ordered that:

1. The Former Tenant shall pay to the Landlords \$3,324.16, which represents rent and compensation owing up to June 30, 2025.
2. The total amount the Former Tenant owes the Landlords are \$3,510.16*. See Schedule 1 for the calculation of the amount owing.
3. If the Former Tenant does not pay the Landlords the full amount owing on or before April 3, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 4, 2026 at 4.00% annually on the balance outstanding.

March 23, 2026

Date Issued

Candace Aboussafy

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 Landlords:

Rent and Compensation Owing to June 30, 2025	\$6,050.00
Application Filing Fee	\$201.00
Less the amount of the last month's rent deposit	- \$2,450.00
Less the amount of the interest on the last month's rent deposit	- \$275.84
Total amount owing to the Landlords	\$3,510.16