



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-010858-24

In the matter of: 1811, 90 PARK LAWN RD
ETOBICOKE ON M8Y0B6

Between: Ahmed Abdelaziz Landlord

And

Adam Perri Former Tenant

Ahmed Abdelaziz (the 'Landlord') applied for an order requiring Adam Perri (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on December 15, 2025.

Only the Landlord attended the hearing.

As of 9:53 a.m., the Former Tenant was/were 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.

Procedural History:

1. This application appeared before the Board on January 22, 2025, and adjourned at the Landlord's request.
2. This matter appeared again before the Board on May 27, 2025, and adjourned at the Landlord's request.

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities.
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 September 19, 2025, by handing them to the Tenant.

4. The Former Tenant vacated the rental unit on January 29, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit. The Tenant vacated the rental unit on or about January 29, 2024, and this application was filed on February 16, 2024, which is within one year.
6. The Former Tenant has not made any payments since the application was filed.
7. The tenancy ended on 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.
8. The rent arrears and daily compensation owing to are \$15,000.00.
9. 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 \$15,000.00, which represents rent and compensation owing up to .
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$400.00 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$15,186.00*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before April 6, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 7, 2026 at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Anthony Bruno
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	\$15,000.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$15,186.00