



**Order under Subsections 69 & 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-108532-25

In the matter of: 1, 1231 HIGH ST
WINDSOR ON N8Y4B1

Between: Krishna Prasad Khanal Landlords
Damodar Khanal

And

Mathew Wigle Tenants
Shyanne Woodward
Mathew Wigle
Mason Wigle

Krishna Prasad Khanal and Damodar Khanal (the 'Landlords') applied for an order to terminate the tenancy and evict Mathew Wigle, Shyanne Woodward, Mathew Wigle and Mason Wigle (the 'Tenants') because

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants has been persistently late in paying the Tenant's rent; (L2 Application).

This applications were heard by videoconference on March 4, 2026 at 9:48 a.m.

Only the Landlord's representative Vy Phuong Lu, licensed paralegal attended the hearing.

As of 9:48 a.m., the Tenants were 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

L2 Application

1. At the hearing, the Landlord's representative sought to withdraw the Landlord's L2 application.

2. As the matter was uncontested, the Board consented to the request.

L9 Application

1. The Tenant vacated the rental unit on February 1, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to February 1, 2026.
3. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2025 to February 1, 2026.
4. The lawful rent is \$1,640.00. It is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The tenancy ended on February 1, 2026 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to February 1, 2026 are \$3,333.92.
8. The Landlord collected a rent deposit of \$1,600.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$103.66 is owing to the Tenant for the period from May 21, 2023 to February 1, 2026.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

L2 Application

1. The L2 application having been withdrawn, the Board's file is closed on the L2 application.

L9 Application

2. The Tenant shall pay to the Landlord \$1,816.26. This amount includes rent arrears owing up to February 1, 2026 and the cost of the application minus the rent deposit and interest owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 5, 2026 at 4.00% annually on the balance outstanding.

March 24, 2026
Date Issued

Greg Witt
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.