



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-081974-25

In the matter of: 101, 157 JAMESON AVE
TORONTO ON M6K2Y4

Between: Hazelview Property Services Inc Landlord

And

Akinsanya Omotosho Tenant

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Akinsanya Omotosho (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2026.

The Landlord's Legal Representative Peter Lopez and the Tenant attended the hearing.

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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The lawful rent is \$1,648.42. It was due on the day 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The parties agreed on the following:
 - a. The Tenant vacated the rental unit on November 30, 2025. Proper notice to vacate was given.
 - b. The Tenant did not pay the monthly rent for August, September, and October 2025.
 - c. The Tenant owes rent arrears, had issues with the way the arrears were calculated.
6. The rent arrears owing to November 30, 2025, are \$6,593.56, as testified by Mr. Lopez.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. This was also request by Mr. Lopez.
8. The Landlord stated that the Tenant owes \$6,779.56, in rent arrears.
9. The Landlord collected a rent deposit of \$1,648.42 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 terminated.
10. The Tenant did not dispute the arrears amount and ultimately admitted that they owe the Landlord the amount sought \$6,779.56, minus the LMR.
11. The Tenant alleged long-standing maintenance issues, including rodents and structural issues. I will note the Tenant did not file section 82 issues in these proceedings nor di the Tenant file a T2 or T6 application. Lastly, the Tenant did not disclosure evidence to the Landlord in advance of this hearing.
12. Interest on the rent deposit, in the amount of \$37.71 is owing to the Tenant for the period from January 1, 2025, to November 30, 2025.
13. The Landlord asked that the Board allow the Tenant six months to pay the outstanding arrears. The Tenant requested two years, citing student status and financial hardship
14. I find that the Landlord is entitled to full payment within 11 days of the order being issued. However, granting six months for payment is reasonable in the circumstances.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,093.43. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before September 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 25, 2026, at 4.00% annually on the balance outstanding.

March 24, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$6,593.56
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,648.42
Less the amount of the interest on the last month's rent deposit	- \$37.71
Total amount owing to the Landlord	\$5,093.43