



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-013461-26

In the matter of: 1221 Bathurst
Toronto ON M5R3H3

Between: Althea Vinjose Martin Landlord

And

Aliza Joshi Tenant

Althea Vinjose Martin (the 'Landlord') applied for an order requiring Aliza Joshi (the 'Tenant') to pay the rent that the Tenant owes. The Tenant also applied for an order to terminate the tenancy but this application became moot by the time of the hearing.

This application was heard by videoconference on March 25, 2026.

Only the Landlord attended the hearing.

As of 9.30 a.m., the Tenant was 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.

Determinations:

1. The Tenant vacated the rental unit on February 27, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2026 to February 27, 2026.
3. The lawful rent is \$795.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on February 27, 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.
6. The rent arrears and daily compensation owing to February 27, 2026 are \$705.70. This amount is calculated as follows: $\$795.00 \times 12 \text{ months} / 365 \text{ days in a year} \times 27 \text{ days when the Tenant occupied the rental unit}$.

It is ordered that:

1. The Tenant shall pay to the Landlord \$705.70. This amount includes rent arrears owing up to February 27, 2026.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 11, 2026 at 4.00% annually on the balance outstanding.

March 30, 2026

Date Issued

Vladimir Nikitin

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.