



Order under Section 69 Residential Tenancies Act, 2006

Citation: 7838794 Canada Inc. c/o Minto Management Ltd. v Weir, 2026 ONLTB 26304

Date: 2026-04-01

File Number: LTB-L-001715-26

In the matter of: 1923, 2700 AQUITAINE AVE
MISSISSAUGA ON L5N3J6

Between: 7838794 Canada Inc. c/o Minto Management Ltd. Landlord

And

Najia Deen Weir Tenant

7838794 Canada Inc. c/o Minto Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Najia Deen Weir (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 19, 2026.

The Landlord's Legal Representative, Faith McGregor, 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. At the hearing, the Tenant contested that she vacated the rental unit by February 28, 2026, stating that she had moved out earlier and left behind an occupant who was paying the rent and who should therefore be responsible for any arrears. However, the Tenant did not dispute that she submitted an N9 notice of termination to the Landlord, with only her name listed as the Tenant, around December 30/31, 2025 with a termination date of February 28, 2026. The Landlord's Legal Representative also submitted an audio recording of the L2 hearing for this tenancy that took place on March 9, 2026, wherein the Tenant confirms she vacated the unit for February 28, 2026. The parties do not dispute that although there is a named occupant on the lease, Najia Deen Weir ('NDW') is the only named Tenant on the rental agreement. There is also no evidence to show that the Landlord accepted the

occupant as a tenant at any point during the tenancy. Therefore, I am satisfied on the balance of probabilities that NDW was the only named Tenant for this tenancy, and she vacated the rental unit effective February 28, 2026, in accordance with the N9 notice. Rent arrears are calculated up to the date the Tenant vacated the unit.

4. The lawful rent is \$2,695.75. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$8,318.75.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,630.00 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 terminated.
9. Interest on the rent deposit, in the amount of \$8.93 is owing to the Tenant for the period from January 1, 2026 to February 28, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,865.82. 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 April 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 13, 2026 at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Fotoula Hatzantonis
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	\$8,318.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,630.00
Less the amount of the interest on the last month's rent deposit	- \$8.93
Total amount owing to the Landlord	\$5,865.82