



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

File Number: LTB-L-051296-25

In the matter of: 7 NEELEY RD
MARKHAM ON L6E0B2

Between: Qihan Sun Landlord

And

Adedeji Aderemi Tenants
Hajarat Gbemisola

Qihan Sun (the 'Landlord') applied for an order to terminate the tenancy and evict Adedeji Aderemi and Hajarat Gbemisola (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 23, 2026, adjourned from Augst 28, 2025.

Only the Landlord attended the hearing.

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:

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 Tenant vacated the rental unit on July 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$3,950.00. 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 July 31, 2025 are \$7,900.00. The Landlord collected a rent deposit of \$3,950.00 from the Tenant and this deposit is applied to the month of July 2025 because the tenancy terminated.
7. At the hearing, the Landlord stated that they are holding a key deposit of \$300.00. This amount is subtracted from the amount owing to the Landlord by the Tenant.
8. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which were returned NSF.
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 tenancy between the Landlord and the Tenant is terminated as of July 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,856.00. 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 key deposit are 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

Margo den Haan
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	\$7,900.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,950.00
Less the key deposit	-\$300.00
Total amount owing to the Landlord	\$3,856.00