



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

File Number: LTB-L-003925-26

In the matter of: 1203, 125 WELLINGTON ST N
HAMILTON ON L8R3J4

Between: Equiton Residential Income Fund LP Landlord

And

Anushka Anushka Tenant

Equiton Residential Income Fund LP (the 'Landlord') applied for an order requiring Daljit Kaur and Anushka Anushka (the 'Tenant') to pay the rent that the Tenant owes.

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

The Landlord's Representative, Laveena Sansal, and the former Tenant Daljit Kaur, attended the hearing.

Determinations:

1. At the hearing both the Landlord's Legal Representative and the former Tenant Daljit Kaur confirmed that while she had previously been a Tenant of the rental unit, she had vacated the rental unit on October 31, 2025 before the arrears began, and the parties agreed that at that time all three parties including the Landlord and both Tenants had agreed to remove her from the lease agreement. Therefore, I am satisfied that it is appropriate to remove the former Tenant Daljit Kaur from this Application.

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2. The Tenant vacated the rental unit on February 2, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant did not pay the total rent they were required to pay for the period from November 1, 2025, to February 2, 2026.
4. The lawful rent is \$1,625.00. It is due on the 1st day of each month.
5. The Tenant has paid \$1,625.00 to the Landlord after the application was filed.
6. The rent arrears and daily compensation owing to February 2, 2026, are \$919.34.

7. The Landlord collected a rent deposit of \$1,658.16 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.
8. Interest on the rent deposit, in the amount of \$30.72 is owing to the Tenant for the period from March 18, 2025, to February 2, 2026.
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 Landlord shall pay to the Tenant \$583.54. The tenant owes the Landlord rent arrears owing up to February 2, 2026 and the cost of the application. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenant.
2. If the Landlord does not pay the Tenant the full amount owing on or before April 12, 2026, the Landlord 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

Reid Jackson
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.