



Order under Section 69 Residential Tenancies Act, 2006

Citation: Malik v Gregor, 2026 ONLTB 26987

Date: 2026-03-30

File Number: LTB-L-098112-25

In the matter of: 751 DOWN CRES
OSHAWA ON L1H7X9

Between: Yogesh Malik
Ginny Malik Landlords

And

Kristi Gregor Tenants
Scott Gregor

Yogesh Malik and Ginny Malik (the 'Landlords') applied for an order to terminate the tenancy and evict Kristi Gregor and Scott Gregor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Yogesh Malik and Ginny Malik (the 'Landlords') also applied for an order to terminate the tenancy and evict Kristi Gregor and Scott Gregor (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant

This application was heard by videoconference on March 24, 2026. Both Landlords and their legal representative Elizabeth Anani attended the hearing.

As of 10:06 AM, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlord and Tenant Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

L1 application

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Landlord Yogesh Malik testified that the Tenants vacated the rental unit on March 22, 2026. He states he discovered this when he attended the rental unit on March 22, 2026 and was advised by another male individual that the Tenants have vacated the rental unit. Yogesh Malki states the male individual advised that his family is renting the unit from Scott McGregor. I accept the Tenants vacated the rental unit on March 22, 2026, the date the Landlords became aware the Tenants were not longer living in the rental unit.
4. Rent arrears are calculated up to the date the Tenants vacated the unit.
5. The lawful rent is \$3,350.00. It was due on the 1st day of each month.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing from January 1, 2024 to March 22, 2026 are \$55,477.48. The Landlords stated at the hearing they are only claiming \$50,000.00 for the rent arrears plus \$186.00 for the application filing fee which is the maximum monetary jurisdiction of the Landlord and Tenant Board.
8. The Landlords incurred costs of \$186.00 for filing the application and they are entitled to reimbursement of those costs.
9. The Landlords collected a rent deposit of \$3,350.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit and interest owing on the rent deposit is applied to the arrears of rent because the tenancy terminated.

L2 application

10. At the hearing the Landlord requested to withdraw the L2 application without prejudice.
11. I granted the Landlord's request to withdraw the L2 application without prejudice.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of March 22, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$50,186.00 which is the maximum monetary jurisdiction that can be awarded by Landlord and Tenant Board. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before April 10, 2026, the Tenants 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

Kimberly Parish
Vice Chair, 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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$55,477.42
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,350.00
Less interest owing on the last month's rent deposit from October 1, 2026 – March 22, 2026	-\$666.95
Amount owing to the Landlords:(total of previous boxes)	\$51,646.47
Total amount the Tenants must pay the Landlords as the tenancy is terminated (maximum permitted within the Landlord and Tenant Board jurisdiction):	\$50,186.00