



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

File Number: LTB-L-103053-25

In the matter of: 616, 39 PARKCREST DR
SCARBOROUGH ON M1M3S5

Between: Myriad Property Management Inc. Landlord

And

Abdullah Al-Azawe Tenants
Aliza Khan

Myriad Property Management Inc. (the 'Landlord') applied for an order requiring Abdullah Al-Azawe and Aliza Khan (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on February 26, 2026.

The Landlord's legal representative, Sabrina Marchioone and the Tenants attended the hearing.

Determinations:

1. The Tenants vacated the rental unit on December 31, 2025. The Tenants was in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from July 1, 2025 to December 31, 2025.
3. The lawful rent is \$2,144.14. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on December 31, 2025 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to December 31, 2025 are \$6,187.20.
7. The Landlord collected a rent deposit of \$2,050.00 from the Tenants 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 \$21.48 is owing to the Tenants for the period from August 1, 2025 to December 31, 2025.
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 Tenants shall pay to the Landlord \$4,301.72. This amount includes rent arrears owing up to December 31, 2025 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 11, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 12, 2026 at 4.00% annually on the balance outstanding.

March 31, 2026
Date Issued

Christina Philp
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.