



Order under Section 69 Residential Tenancies Act, 2006

Citation: Meleka v Momeni, 2026 ONLTB 28127

Date: 2026-04-07

File Number: LTB-L-047953-23

LTB-L-021907-24

In the matter of: 27 PAIRASH AVE
RICHMOND HILL ON L4C0N1

Between: Nehal Meleka Landlord

And

Mojdeh (Sharon) Momeni Tenant

Nehal Meleka (the 'Landlord') applied for an order to terminate the tenancy and evict Mojdeh (Sharon) Momeni (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 Application) and requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (L2 Application)

These applications were heard by videoconference on October 16, 2024, March 26, 2025, and November 19, 2025.

This matter was heard with LTB-T-042841-23.

The Landlord, the Landlord's legal representative, Mihai Paunescu, the Tenant, and the Tenant's legal representative, Agatha Small, attended the hearing.

Determinations:

L1 Application

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 May 29, 2024. The Landlord also obtained an eviction order based on an L2 (N12) application (LTB-L-034782-23), which included an order for daily compensation beginning March 16, 2024. Rent arrears are calculated up to the date the L2 orders daily compensation, that is March 15, 2024, to avoid a duplication of arrears ordered.
4. The lawful rent is \$1,947.50. 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 Tenant has paid \$5,842.50 to the Landlord since the application was filed.
7. The rent arrears owing to March 15, 2024 are \$13,696.53.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The rent deposit and interest on the rent deposit were already applied in order LTB-L-034782-23.

L2 Application

10. The Tenant agrees that the unpaid utilities total \$1,280.94.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 15, 2024, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$15,163.47. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit, the unpaid utilities, and the cost of filing the application. 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 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 19, 2026 at 4.00% annually on the balance outstanding.
4. Any amount the Landlord is ordered to pay the Tenant pursuant to any tenant applications may be applied to reduce the amount owing as a result of this order.

April 7, 2026
Date Issued

Dawn Carr
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 March 15, 2026	\$19,539.03
Unpaid utilities	\$1,280.94
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,842.50
Total amount owing to the Landlord	\$15,163.47