



**Order under Subsection 87(1)
Residential Tenancies Act, 2006
And
Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-104479-25- AM

In the matter of: 449 HARVEST VALLEY AVE
ORLEANS ON K4A0L4

Between: Visar Mahmuti Landlord

And

Caroline Fougere Tenant

Visar Mahmuti (the 'Landlord') applied for an order requiring Caroline Fougere (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026.

Only the Landlord, Visar Mahmuti, attended the hearing.

The Tenant was 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.

This amended order is issued to correct a clerical error in the order issued on February 27, 2026. The original order incorrectly included a last month's rent deposit that was not, in fact, being held by the Landlord. This order reflects the removal of that deposit to indicate the correct amount of arrears.

Determinations:

1. The Tenant vacated the rental unit on December 16, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from August 18, 2025, to December 15, 2025.
3. The lawful rent is \$3,200.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.

5. The rent arrears and daily compensation owing to December 15, 2025, are \$1,578.00.
6. 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 \$1,764.00. The tenant owes the Landlord rent arrears owing up to December 15, 2025, 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 March 10, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 11, 2026, at 4.00% annually on the balance outstanding.~~
1. The Tenant shall pay to the Landlord \$1,764.00. The Tenant owes the Landlord rent arrears owing up to December 15, 2025, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 18, 2026, the Landlord will start to owe interest. This will be simple interest calculated from April 19, 2026, at 4.00% annually on the balance outstanding.

February 27, 2026

Date Issued

Joshua Labbe

Member, Landlord and Tenant Board

April 7, 2026

Date Amended

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.

