



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-086505-25

In the matter of: UNIT 1108, 6 SONIC WAY
NORTH YORK ON M3C0P1

Between: Zhihua Su Landlord
Jianjun Liu

And

Arash Lotfiseisan Tenant

Zhihua Su and Jianjun Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Arash Lotfiseisan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 2, 2026 at 9:50am.

Only the Landlord's representative Yun Tao Li attended the hearing.

Determinations:

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 December 14, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit. While the Landlord's representative indicated the Landlord only entered the rental unit to regain possession on December 27, 2025, the Landlord was admittedly advised by email on December 14, 2025 that the rental unit was vacant. While the Tenant's email indicated the Tenants vacated before December 14, 2025, the Tenants did not attend the hearing and in the absence of additional information, I find it more likely the rental unit was vacated on the day the email was sent.
4. The lawful rent is \$2,550.00. 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 rent arrears owing to December 14, 2025 are \$8,069.20.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,550.00 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 terminated.
9. Interest on the rent deposit, in the amount of \$48.90 is owing to the Tenant for the period from March 10, 2025 to December 14, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 14, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,656.30. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. 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 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 27, 2026 at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

Peter Nicholson
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 Move Out Date	\$8,069.20
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,550.00
Less the amount of the interest on the last month's rent deposit	- \$48.90
Total amount owing to the Landlord	\$5,656.30