



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

File Number: LTB-L-006062-26

In the matter of: 75 AIR DANCER CRES
OSHAWA ON L1L0V3

Between: Amolak Singh Dhulkoti Landlords
Ravinder Kaur Dhulkoti

And

MANREET KAUR BRAR Tenant

Amolak Singh Dhulkoti and Ravinder Kaur Dhulkoti (the 'Landlords') applied for an order requiring MANREET KAUR BRAR (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 31, 2026 at 9:57 a.m.

Only the Landlord's representative Bryan Rubin, licensed paralegal attended the hearing.

As of 9:57 a.m., 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

Determinations:

1. The Tenant vacated the rental unit on March 30, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to March 30, 2026.
3. The Tenant did not pay the total rent they were required to pay for the period from September 10, 2025 to March 30, 2026.
4. The lawful rent is \$3,000.00. It is due on the 10th day of each month.
5. The Tenant has not made any payments since the application was filed.

6. The tenancy ended on March 30, 2026 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to March 30, 2026 are \$15,571.23.
8. The Landlord collected a rent deposit of \$3,000.00 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 is terminated.
9. Interest on the rent deposit, in the amount of \$174.16 is owing to the Tenant for the period from May 1, 2024 to January 31, 2026.
10. 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 Tenant shall pay to the Landlord \$12,583.07. This amount includes rent arrears owing up to March 30, 2026 and the cost of the application, less the deposit and the interest owing on the deposit.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 25, 2026 at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Greg Witt
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.