



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

File Number: LTB-L-090458-25

In the matter of: 304, 3655 SANDWICH ST
WINDSOR ON N9C1B8

Between: Amiraco Properties Inc. Landlord

And

Saidul Islam Tenants
Israt Jahan Reshme

Amiraco Properties Inc. (the 'Landlord') applied for an order requiring Saidul Islam and Israt Jahan Reshme (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on April 13, 2026.

The Landlord's agent, Charolette Williams, and one of the Tenants, Israt Jahan Reshme, attended the hearing.

Determinations:

1. The Tenants vacated the rental unit on March 30, 2026. The Tenants were 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 October 1, 2025 to April 30, 2026.
3. The lawful rent is \$1,275.51. It is due on the 1st day of each month.
4. The Tenants have paid \$1,461.51 to the Landlord after the application was filed.
5. The Tenants are no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent ends on August 31, 2026. However, for the purposes of this order, the Landlord has only requested rent arrears owed up to April 30, 2026, so this order will only address rent arrears up to that date.
6. The parties agreed the Tenants signed a fixed term lease ending on August 31, 2026, but vacated on March 30, 2026, without the Landlord's consent.

7. The Landlord testified that they asked the Tenants to find someone to assign the lease over to, but the Tenants were unable to do so. The Tenants testified they were unable to pay the \$500.00 assignment fee at the time due to financial reasons, which is why they did not find someone to assign the lease over to. The Landlord testified that they attempted to mitigate their losses by advertising the rental unit on several websites but have been unsuccessful in finding a new Tenants.
8. The rent arrears and daily compensation owing to April 30, 2026 are \$7,467.06.
9. The Landlord collected a rent deposit of \$1,275.51 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.
10. Interest on the rent deposit, in the amount of \$17.98 is owing to the Tenants for the period from August 29, 2025 to April 30, 2026.
11. 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 \$6,359.57. This amount includes rent arrears owing up to April 30, 2026 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 27, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 28, 2026 at 4.00% annually on the balance outstanding.

April 16, 2026
Date Issued

Vishal Nanda
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.