



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

**File Number:** LTB-L-011035-26

**In the matter of:** 1404, 585 PROUDFOOT LANE  
LONDON ON N6H4R6

**Between:** Old Oak Properties Inc Landlord

**And**

Rahul Gambani Tenant

Old Oak Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Rahul Gambani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 16, 2026.

Only the Landlord's Representative, Ayden Pearson, and the former tenant Melvin Paul, attended the hearing.

As of 2:14 p.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.

### **Determinations:**

#### *Amending the application*

1. At the beginning of the hearing the Landlord's Representative requested to remove Melvin Paul from the application as MP had vacated the rental unit and should not have been a part of the application.
2. MP was present and did not object to being removed from the proceedings.
3. I am satisfied the amendment is appropriate as it is consistent with fair and expeditious proceeding and the Tenant had notice of the application.
4. As such, the application shall be amended to remove MP as a party and the application shall proceed as against Rahul Gambani as the only Tenant.

#### *The Application*

5. 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.

6. The Tenant was in possession of the rental unit on the date the application was filed.
7. The Landlord's Representative provided that an email was received on April 10, 2026, indicated that the Tenant had vacated the rental unit and the keys were returned to the Landlord.
8. I am satisfied the Tenant vacated the rental unit on April 10, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
9. The lawful rent is \$1,159.90. It was due on the 1st day of each month.
10. The Tenant has not made any payments since the application was filed.
11. The rent arrears owing to April 10, 2026, are \$4,059.05.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. The Landlord collected a rent deposit of \$1,154.58 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.
14. Interest on the rent deposit, in the amount of \$6.64 is owing to the Tenant for the period from January 1, 2026, to April 10, 2026.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of April 10, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,083.83. 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 May 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 4, 2026, at 4.00% annually on the balance outstanding.

**April 22, 2026**  
**Date Issued**

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Nicole Pedron  
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                                             | \$4,059.05        |
| Application Filing Fee                                                  | \$186.00          |
| <b>Less</b> the amount of the last month's rent deposit                 | - \$1,154.58      |
| <b>Less</b> the amount of the interest on the last month's rent deposit | - \$6.64          |
| <b>Total amount owing to the Landlord</b>                               | <b>\$3,083.83</b> |