



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

File Number: LTB-L-012915-26

In the matter of: 157 CRANESBILL RD
STITTSVILLE ON K2V0J4

Between: Yasaman Borzabadi Farahani Landlord

And

Evan Hawkins Tenant

Yasaman Borzabadi Farahani (the 'Landlord') applied for an order to terminate the tenancy and evict Evan Hawkins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 20, 2026.

Only the Landlord, Yasaman Borzabadi Farahani, attended the hearing.

As of 1:46 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:

1. The Landlord served the Tenant with an invalid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The N4 Notice is invalid because it was served to the Tenant after the termination date.
2. An application for eviction cannot proceed based on an invalid notice. However, the Landlord's application for arrears may proceed.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant vacated the rental unit on April 15, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit

5. The lawful rent is \$2,800.00. It was due on the 1st day of each month.
6. The Tenant has paid \$2,800.00 to the Landlord since the application was filed.
7. The rent arrears owing to April 15, 2026, are \$6,980.75.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,700.00 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.
10. Interest on the rent deposit, in the amount of \$170.26, is owing to the Tenant for the period from September 1, 2023, to April 15, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 15, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,296.49. 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 are 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 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 11, 2026, at 4.00% annually on the balance outstanding.

April 29, 2026

Date Issued

Dawn Carr

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	\$9,780.75
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,800.00
Less the amount of the last month's rent deposit	- \$2,700.00
Less the amount of the interest on the last month's rent deposit	- \$170.26
Total amount owing to the Landlord	\$4,296.49