



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-036629-25

In the matter of: 4557 INVERNESS BLVD
MISSISSAUGA ON L5M3L1

Between: Nelson Vinod D'Costa Landlord
Veena Margret D'Costa

And

Kashif Mahmud Sehbai Tenant
Aiysha Sehbai

Nelson Vinod D'Costa and Veena Margret D'Costa (the 'Landlord') applied for an order to terminate the tenancy and evict Kashif Mahmud Sehbai and Aiysha Sehbai (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 27, 2026.

The Landlords and the Tenants 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 September 4, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$4,500.00. It was due on the first day of each month.
5. The application was filed in May, 2025, and indicated that at the time it was filed, the Tenants owed arrears of \$4,500.00. The Tenants have not made any payments since the application was filed. This means that the rent arrears owing to September 4, 2025 are \$18,591.80.
6. The Landlord filed an update sheet indicating that an additional \$4,500.00 was owing, but on reviewing the file, the extra amount is not consistent with the amount claimed in the

application. I have calculated the amount owing based on the amount claimed in the application and the rent that came due since then.

7. The Tenants filed a notice of claims they intended to raise under section 82 of the RTA, but at the hearing they stated that they were not pursuing any remedies for those claims.
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 \$4,500.00 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 \$160.89 is owing to the Tenant for the period from April 1, 2024 to September 4, 2025.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of September 4, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$14,116.91. This amount includes rent arrears owing up to the date the Tenants 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 Tenants do not pay the Landlord the full amount owing on or before May 12, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 13, 2026 at 4.00% annually on the balance outstanding.

May 1, 2026
Date Issued

Dale Whitmore
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	\$18,591.80
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,500.00
Less the amount of the interest on the last month's rent deposit	- \$160.89
Total amount owing to the Landlord	\$14,116.91