



AMENDED
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-007741-26

In the matter of: 1043, 121 Lower Sherbourne St
Toronto ON M5A0W8

Between: Yong Hui E Landlords
Xia Long

And

Aahil Shamim Tenants
Tenzing Amji

The order contained a clerical error, this amended order was issued to correct the order dated April 13, 2026. The amendments are underlined for ease of reference.

Yong Hui E and Xia Long (the 'Landlords') applied for an order to terminate the tenancy and evict Aahil Shamim and Tenzing Amji (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 7, 2026.

Only the Landlords attended the hearing.

As of 1:56 p.m., the Tenants were 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 Landlords' evidence.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit

4. The lawful rent is \$2,550.00. It was due on the 1st day of each month.
5. The Tenants had not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$9,300.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit. However, the Landlords hold a \$500.00 key deposit on behalf of the Tenants.
9. ~~The Landlords collected a rent deposit of \$5,100.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.~~
10. ~~Interest on the rent deposit, in the amount of \$53.99 is owing to the Tenants for the period from August 1, 2025, to January 31, 2026.~~

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of January 31, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords ~~\$4,332.01~~ \$8,986.00. 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 Landlords owe on the rent deposit is deducted from the amount owing by the Tenants. The key deposit held by the Landlords is deducted from the amount owing by the Tenants.~~ See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before April 24, 2026, the Tenants 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

May 4, 2026

Date Order Amended

Sean Ramage

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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date, January 31, 2026	\$9,300.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$5,100.00
Less the amount of the interest on the last month's rent deposit	-\$53.99
Less Key Deposit	-\$500.00
Total amount owing to the Landlords	\$4,332.01 <u>\$8,986.00</u>