



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-001304-26-AM

In the matter of: 653 LOGAN AVE
TORONTO ON M4K3C4

Between: Rajoon Gilani Landlords
Steven Burbano

And

Aneil Singh Tenant

Rajoon Gilani and Steven Burbano (the 'Landlords') applied for an order to terminate the tenancy and evict Aneil Singh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 12, 2026.

Only the Landlords and the Landlords' representative, Jolanta Chrzaszcz, attended the hearing.

As of 1:48 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 Landlords' evidence.

This amended order is issued to correct clerical errors I the original order issued on March 31, 2026. All amendments are bolded and underlined.

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 March 1, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit

4. The lawful rent is \$6,250.00. It was due on the 5th day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 1, 2026 are **\$30,137.00.**
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.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of March 1, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords **\$30,323.00.** 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. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlords the full amount owing on or before April 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 12, 2026 at 4.00% annually on the balance outstanding.

March 31, 2026

Date Issued

Vishal Nanda

Member, Landlord and Tenant Board

May 05, 2026

Date Amended

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	<u>\$30,137.00</u>
Application Filing Fee	\$186.00
Total amount owing to the Landlords	<u>\$30,323.00</u>