



Order under Section 69 Residential Tenancies Act, 2006

Citation: Anbara Estate Management v Labzour, 2026 ONLTB 34934

Date: 2026-04-30

File Number: LTB-L-010967-26

In the matter of: 3, 60 STEWART ST
OTTAWA ON K1N6J1

Between: Anbara Estate Management

Landlord

And

Mehdi Tazi Labzour

Tenant

Anbara Estate Management (the 'Landlord') applied for an order to terminate the tenancy and evict Mehdi Tazi Labzour (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 Landlord's agent, E. Kartkouti, and the Tenant attended the hearing.

Preliminary Issues:

Tenant's section 82 issues

1. The Tenant sought to raise issues under section 82 of the *Residential Tenancies Act, 2006* (the 'Act'). The Tenant acknowledged that he did not provide the Landlord with a written description of the issues he intended to raise at the hearing as required under section 82 of the Act and Rule 19.4 of the Board's Rules of Procedure. The Tenant also provided no evidence that he was unable to comply with the disclosure requirements and as a result, the Tenant was not permitted to raise any issues under section 82 of the Act. The Tenant still has an opportunity to bring his own application(s) against the Landlord to address the issues the Tenant sought to raise at this hearing under section 82.

Determinations:

2. 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.

3. The Tenant was in possession of the rental unit on the date the application was filed.
4. There is no dispute that the Tenant vacated on April 1, 2026. At the hearing, the Landlord's agent submitted that they are only seeking arrears to March 31, 2026. As a result, rent arrears are calculated up to March 31, 2026.
5. The lawful rent is \$1,780.00. It was due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to March 31, 2026 are \$8,900.00.
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 \$1,780.00 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 \$34.41 is owing to the Tenant for the period from April 30, 2025 to March 31, 2026.
11. The Tenant does not dispute the arrears owing. The Tenant testified that he is struggling financially and proposed a payment plan of \$50.00 per month. The Landlord opposed the proposed payment plan and requested a standard arrears only order.
12. I have considered the Tenant's request for a payment plan. However, the tenancy has already terminated and the application before the Board is for arrears only. The proposed payment of \$50.00 per month would not result in the arrears being paid within a reasonable period of time.
13. In the circumstances, I find it would be unfair to delay the Landlord's right to recover the amount owing. Accordingly, the Tenant's request for a payment plan is denied, and a standard arrears only order shall issue.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026.
2. The Tenant shall pay to the Landlord \$7,271.59. 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 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 12, 2026 at 4.00% annually on the balance outstanding.

April 30, 2026
Date Issued

Mayra Sawicki

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	\$8,900.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,780.00
Less the amount of the interest on the last month's rent deposit	- \$34.41
Total amount owing to the Landlord	\$7,271.59