



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

File Number: LTB-L-024308-26

In the matter of: 16, 1760 WILSON AVE
NORTH YORK ON M3L1A9

Between: Wilson Property Holdings Inc Landlord

And

Amadu Ayuba Awuni Tenants
Ibrahim Issah Ali

Wilson Property Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Amadu Ayuba Awuni and Ibrahim Issah Ali (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 22, 2026.

The Landlord's Representative, James Moak, and the Tenants attended the hearing.

Determinations:

1. The Landlord 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 are no longer in possession of the rental unit. At issue is the date the Tenants vacated. The Tenants maintain they vacated on March 1, 2026, and the Landlord argue the Tenants vacated on March 23, 2026.
3. The Landlord submits that they first learned the Tenants had vacated when they conducted an inspection of the rental unit on March 23, 2026.
4. Tenant Amadue Ayuba Awuni ('AAA') testified that in December 2025, they advised the Resident Manager, Leena, that they would be vacating at the end of their fixed-term tenancy, or February 28, 2026. According to AAA, Leena explained that they would be required to submit written notice. AAA stated that she requested the N9 Notice to End the Tenancy form from Leena but did not receive it until the end of January 2026. The Tenants immediately completed and submitted the N9 notice for a February 28, 2026 termination date.

5. It was the evidence of AAA that she reached out to Leena on March 1, 2026, for direction on returning the keys to the rental unit. Leena advised AAA that she should contact Edy. Having no success in reaching Edy, the Tenants left the keys to the rental unit on the refrigerator. This is confirmed by a text message dated March 2, 2026.
6. Based on the evidence before me, I am satisfied the Tenants vacated the rental unit on March 1, 2026, the date they advised the Landlord they had returned the key. As such, arrears are calculated up to March 1, 2026, the date the Tenants provided vacant possession.
7. The rent arrears owing to March 1, 2026, are \$1,747.06.
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 \$1,950.00 from the Tenants 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 \$41.06 is owing to the Tenants for the period from March 1, 2025, to March 1, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 1, 2026, the date the Tenants moved out of the rental unit.
2. The Landlord shall pay to the Tenants \$58.00. The Tenants owe the Landlord rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Landlord does not pay the Tenants the full amount owing on or before May 18, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 19, 2026 at 4.00% annually on the balance outstanding.

May 7, 2026
Date Issued

Sheena Brar
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	\$1,747.06
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,950.00
Less the amount of the interest on the last month's rent deposit	- \$41.06
Total amount owing to the Landlord	\$(58.00)