



Order under Subsection 87(1) Residential Tenancies Act, 2006

Citation: Arora v AZIZI, 2026 ONLTB 35590

Date: 2026-05-07

File Number: LTB-L-032217-25

In the matter of: 86 LOMOND LANE
KITCHENER ON N2R0T6

Between: Akashdeep Arora Landlords
Jaspinder Singh Kohli

And

KASHIF AZIZI Tenants
FAIZA KASHIF
ROHAAN AZIZI

Akashdeep Arora and Jaspinder Singh Kohli (the 'Landlords') applied for an order requiring KASHIF AZIZI, FAIZA KASHIF and ROHAAN AZIZI (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on July 21, 2025 and April 30, 2026.

The Landlords, the Tenant, Kashif Azizi, and the Tenants' legal representative, Sohail Anwar, attended the hearing on July 21, 2025. Only the Landlords and the Tenants' legal representative were in attendance on April 30, 2026.

When the capitalized word "Landlord" is used in this order, it refers to all persons identified as a Landlord at the top of the order.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. At the hearing date of July 21, 2025, the Tenant's legal representative submitted that the Tenant disputed the amount of arrears owing. The Tenant's position was that payments the Tenant made were not accounted for in the Landlord's claimed arrears total.
2. The hearing was adjourned due to an unfortunate accident and fatality of a member of the Tenant's family. The Tenant was just advised of the accident shortly before

commencement of the hearing resulting in the Tenant disconnecting from the hearing before giving testimony. Under the circumstances, the matter was adjourned with an interim order directing the Tenant to pay rent in the interim, failing which the Member could refuse to accept or consider the Tenant's evidence and submissions.

3. It was undisputed that the Tenant has not paid rent since the issuance of the interim order dated August 7, 2025.
4. It was undisputed that the Tenant vacated the rental unit on November 24, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
5. The tenancy ended on as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The Tenant did not pay the total rent they were required to pay for the period from October 1, 2024, to November 24, 2025.
7. The lawful rent is \$2,700.00. It is due on the 1st day of each month.
8. The Landlord does not hold a last month rent deposit.
9. The rent arrears and daily compensation owing to November 24, 2025 are \$31,830.48.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$32,016.48. This amount includes rent arrears owing up to November 24, 2025, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 18, 2026, the Tenant 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

Melissa Anjema
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.