



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-004383-26-RV

In the matter of: 106 HANSON CRES
MILTON ON L9T8L5

Between: Ali Anjum Landlord

And

Kelisa Jacobs Tenant
Michael Francis

Review Order

Ali Anjum (the 'Landlord') applied for an order to terminate the tenancy and evict Kelisa Jacobs and Michael Francis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-004383-26 issued on March 10, 2026.

On March 11, 2026, the Landlord requested a review of the order.

On March 12, 2026, interim order LTB-L-004383-26-RV-IN was issued directing the matter to a review hearing.

This review was heard by videoconference on April 30, 2026. Only the Landlord and the Landlord's legal representative Muhammad Idrees Khan attended the hearing.

Determinations:

Review Request:

1. The order issued on March 10, 2026, dismisses the Landlord's application as abandoned as the Landlord was not present or represented at the hearing held on March 4, 2026.
2. The Landlord's request for review asserts that the Landlord was not reasonably able to participate in the proceedings. The Landlord testified that he was out of the country during the month of March 2026 and that he did not receive notice of hearing from the Board as his email was not working.
3. Based on the uncontested submissions before the Board, I find on a balance of probabilities that the Landlord did not receive notice of hearing for the March 4, 2026 hearing date and as such, I find that the Landlord was not reasonably able to participate in the proceedings.

4. The Landlord's request for review is therefore granted and the matter proceeded to be heard de novo (anew) on its merits.

Merits of Application:

5. 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.
6. The Tenant was in possession of the rental unit on the date the application was filed.
7. The Tenant vacated the rental unit on March 2, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
8. The lawful rent is \$3,400.00. It was due on the 1st day of each month.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears owing to March 2, 2026 are \$38,523.56.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. There is no last month's rent deposit.

It is ordered that:

1. The request to review order LTB-L-004383-26 issued on March 10, 2026 is granted. The order is cancelled and replaced with the following.
2. The tenancy between the Landlord and the Tenant is terminated as of March 2, 2026, the date the Tenant moved out of the rental unit.
3. The Tenant shall pay to the Landlord \$35,309.56. 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..
4. If the Tenant does not pay the Landlord the full amount owing on or before May 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 17, 2026 at 4.00% annually on the balance outstanding.

May 5, 2026
Date Issued

Fabio Quattrociochi
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.