



**Order under Section 87  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-044584-25

**In the matter of:** Upper, 79 POWELL RD  
Toronto ON M3K1M8

**Between:** Yen Fook Lo Landlord  
Qinglin Qian

**And**

Jamilet Mohammed- Peterson Former Tenant  
Abiola Crawford

Yen Fook Lo and Qinglin Qian (the 'Landlord') applied for an order requiring Jamilet Mohammed-Peterson and Abiola Crawford (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 29, 2026.

Only the Landlord and the Landlord's legal representative, Tim O'Brien, attended the hearing.

As of 10:20am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. As explained below, the Landlord proved the allegations contained in the application, in part, on a balance of probabilities.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on October 16, 2025, via email.
4. The Former Tenant vacated the rental unit on April 1, 2025.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and daily compensation owing

6. The lawful rent was \$2,700.00. It was due on the 3rd day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows:  $\$2,700.00 \times 12$ , divided by 365 days.
8. The Former Tenant has not made any payments since the application was filed.
9. The Former Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. The Tenant informed the Landlord's agent in April of 2025 that they had vacated the rental unit as of April 1, 2025. The Landlord re-rented the unit on July 1, 2025 and I am satisfied the Landlord mitigated their losses. Therefore, the Former Tenant's obligation to pay rent ended on June 30, 2025.
10. The rent arrears and daily compensation owing to June 30, 2025, are \$15,985.56.
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 Former Tenant shall pay to the Landlord \$15,985.56, which represents rent and compensation owing up to June 30, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$16,171.56\*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026 at 4.00% annually on the balance outstanding.

**May 4, 2026**

**Date Issued**

\_\_\_\_\_  
Colin Elsby

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.

- \* Refer to the attached Summary of Calculations.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**Amount the Former Tenant must pay the Landlord:**

|                                              |             |
|----------------------------------------------|-------------|
| Rent and Compensation Owing To June 30, 2025 | \$15,985.56 |
| Application Filing Fee                       | \$186.00    |
| Total amount owing to the Landlord           | \$16,171.56 |