



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

File Number: LTB-L-014848-26

In the matter of: 101, 170 SHERWOOD FOREST SQ
LONDON ON N6G0X3

Between: The W London Landlord

And

Salaar Syed Ali Tenant

The W London (the 'Landlord') applied for an order requiring Salaar Syed Ali (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026.

The Landlord's Legal Representative, Sara Murtadha, and the Tenant attended the hearing.

Preliminary Issue: Request to Amend Application

1. At the hearing, the Landlord's Legal Representative, sought to amend application to reflect the arrears being sought is for the periods from June 1, 2025 – February 28, 2025, which the Tenant agreed.
2. Having considered the request is a consent, I am satisfied to amend the application to reflect this.

Determinations:

3. The Tenant vacated the rental unit on February 28, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant did not pay the total rent they were required to pay for the period from June 1, 2025 to February 28, 2026.
5. The lawful rent is \$1,245.00. It is due on the 1st day of each month.
6. The Tenant has paid \$1,355.00 to the Landlord after the application was filed.

7. The tenancy ended on February 28, 2026 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.
8. The rent arrears and daily compensation owing to February 28, 2026 are \$9,850.00, which is not being disputed.
9. The Landlord collected a rent deposit of \$1,245.00 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 \$48.46 is owing to the Tenant for the period from September 1, 2024 to February 28, 2026.
11. 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 \$7,387.54. 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.
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

Samantha Greaves
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	\$9,850.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,355.00
Less the amount of the last month's rent deposit	- \$1,245.00
Less the amount of the interest on the last month's rent deposit	- \$48.46
Total amount owing to the Landlord	\$7,387.54