



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

File Number: LTB-L-013344-26

In the matter of: 710, 25 ST DENNIS DR
NORTH YORK ON M3C1E7

Between: 25 ST DENNIS INC. Landlord

And

Malyar Niazai Tenants
Ibrahim Niazai

25 ST DENNIS INC. (the 'Landlord') applied for an order requiring Malyar Niazai and Ibrahim Niazai (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on May 6, 2026.

Only the Landlord's Representative, Sharon Harris, attended the hearing.

As of 1:30 p.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the LTB. 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. The Tenants vacated the rental unit on March 31, 2026. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from February 1, 2026, to March 31, 2026.
3. The lawful rent is \$2,628.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on March 31, 2026, as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to March 31, 2026, are \$5,137.95.

7. The Landlord collected a rent deposit of \$2,574.00 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 is terminated.
8. 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 Tenants shall pay to the Landlord \$2,749.95. This amount includes rent arrears owing up to March 31, 2026, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before May 23, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 24, 2026, at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Laura Hartslief
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.