



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

File Number: LTB-L-102036-25

In the matter of: 12 STILLWATER CRES
BRAMPTON ON L6X 3K5

Between: Heeran Patel
Dhruti Patel Landlord

and

Abdul Khalik
Asharani Doddapura Rangaswamy Former Tenant

Heeran Patel and Dhruti Patel (the 'Landlord') applied for an order requiring Abdul Khalik and Asharani Doddapura Rangaswamy (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on May 11, 2026.

Only the Landlord Heeran Patel attended the hearing.

As of 9:36 am, 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. 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.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served by ExpressPost on April 7, 2026 and deemed served on April 12, 2026 pursuant to subsection 191(3) of the Act. But the Landlord's uncontested evidence, corroborated by proof of delivery filed, proves on a balance of probabilities that the contents of the notice and application came to the attention of the Former Tenant within the timelines prescribed by section 189.0.1 of the Act.

4. The Former Tenant vacated the rental unit on December 31, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
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. Therefore, the Former Tenant's obligation to pay rent ended on December 31, 2025.
10. The rent arrears and daily compensation owing to December 31, 2025 are \$10,000.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. The Landlord collected a rent deposit of \$2,500.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
15. Interest on the rent deposit, in the amount of \$238.39 is owing to the Former Tenant for the period from September 1, 2020 to December 31, 2025

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$10,000.00, which represents rent and compensation owing up to December 31, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$2,738.39 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$7,447.61*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before May 24, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 25, 2026 at 4.00% annually on the balance outstanding.

May 13, 2026
Date Issued

Nersi Makki
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 December 31, 2025	\$10,000.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$238.39
Total amount owing to the Landlord	\$7,447.61