



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-017303-26

**In the matter of:** 407, 1385 MIDLAND AVE  
TORONTO ON M1P3B8

**Between:** 1704580 ONTARIO LIMITED O/A MERL PROPERTIES Landlord

**And**

ABDUL NEEJAT Tenant

1704580 ONTARIO LIMITED O/A MERL PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict ABDUL NEEJAT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on May 12, 2026.

Only the Landlord's Legal Representative, Prarthana Bhat, attended the hearing.

As of 2:00 p.m., the Tenant was 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.

At approximately 2:06 p.m., the Tenant's Interpreter, Maryam Saeed, and the Tenant attended the hearing and stated that they experienced technical issues signing into the hearing room. The Tenant was advised that the matter had already been disposed of and that an order for the application filing fee would be issued. The Tenant stated that he would pay the application filing fee.

**Determinations:**

1. The Tenant paid the Landlord all the rent that was in arrears up to May 31, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.

**May 19, 2026**  
**Date Issued**

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Mayra Sawicki  
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.