



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

File Number: LTB-L-003798-26

In the matter of: K/809, 15 VENA WAY
NORTH YORK ON M9M0G8

Between: HARRINGTON HOUSING INC Landlord

And

Ahmad Alshami Tenant

HARRINGTON HOUSING INC (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Alshami (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2026.

The Landlord's Agent, Jasmin Mamal, the Landlord's Witness, Lalit Gocwami and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord submits they had an occupancy agreement with the property owner, Medallion Corporation, for the rental unit. It was undisputed that the Landlord, Harrington House Inc, does not and has not resided in the rental unit. Rather, as in the similar case, *TSL-50630-15-RV2 (Re)*, 2015 CanLII 13940 (ON LTB), Harrington is a housing provider who, acting as a Landlord, granted occupancy to the Tenant, Ahmad Alshami ('AA') for the purpose of his residential occupancy.
4. The Landlord submits that as the agreement between Medallion Corporation and Harrington House Inc ended, the Tenant was moved out of the rental unit and into an alternative rental unit, unit J/2607 on March 2, 2026. The Landlord submits that while the Tenant has signed a new rental agreement dated March 2, 2026 for unit J/2607, the terms of the lease remain the same and as a result, the tenancy is the same tenancy.

5. However, as the Tenant signed an N11 terminating the tenancy for unit K/809, has been removed from unit K/809 as of March 2, 2026 and has entered into a new lease agreement for unit J/2607 effective March 2, 2026, I find that the tenancy for J/2607 is a new, separate and distinct tenancy and as a result, an order will issue for the arrears only up to the date the Tenant vacated unit K/809.
6. The Tenant vacated the rental unit on March 2, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
7. The lawful rent is \$1,100.00. It was due every four weeks. Based on the rent being due every 4 weeks, the daily rent/compensation is \$39.18. This amount is calculated as follows: \$1,100.00 divided by 4 x 52, divided by 365 days.
8. The Tenant has not made any payments since the application was filed.
9. The rent arrears owing to March 2, 2026 are \$13,787.70.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$1,100.00 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.
12. Interest on the rent deposit, in the amount of \$65.38 is owing to the Tenant for the period from September 20, 2023 to March 2, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 2, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$12,808.32. 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.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Christopher Lin
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	\$13,787.70
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,100.00
Less the amount of the interest on the last month's rent deposit	- \$65.38
Total amount owing to the Landlord	\$12,808.32