



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

File Number: LTB-L-022483-26

In the matter of: BASEMENT, 33 FALVO ST
MAPLE ON L6A4A5

Between: VARUN POPAT Landlord
SHIKHA SINGH

And

SAMANTHA ANNIK PITT Tenant

VARUN POPAT and SHIKHA SINGH (the 'Landlord') applied for an order to terminate the tenancy and evict SAMANTHA ANNIK PITT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026.

The Landlord 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,150.00. It is due on the 6th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$70.68. This amount is calculated as follows: \$2,150.00 x 12, divided by 365 days.
5. The Tenant has paid \$8,600.00 to the Landlord since the application was filed. The Tenant paid the Landlord \$4,300.00 by money order on May 16, 2026. The Landlord testified it would take up to 7 business days to show in his account, but I am satisfied that by providing the money order, the Tenant has paid all the rent arrears.
6. The rent arrears owing to June 5, 2026 are \$0.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,150.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$85.66 is owing to the Tenant for the period from September 5, 2024 to May 20, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including that only the filing fee is owing, and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 on or before June 6, 2026.
2. If the Tenant does not pay the Landlord the full amount on or before June 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 7, 2026 at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Allana McComb
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.