



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

File Number: LTB-L-022387-26

In the matter of: 304, 40 FRONT ST N
THOROLD ON L2V1X5

Between: Panoramic Properties Inc. Landlord

And

Kumaresh Champaneri Tenant

Panoramic Properties Inc. (the 'Landlord') applied for an order requiring Kumaresh Champaneri (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's Agent, Lauren Mogridge, attended the hearing.

As o 9:43 a.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.

Determinations:

1. The Tenant vacated the rental unit on March 31, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from March 1, 2026, to April 30, 2026.
3. The lawful rent is \$1,478.32. It is due on the 1st day of each month.
4. The Tenant has paid \$150.00 to the Landlord after the application was filed.
5. The rent arrears and daily compensation owing to April 30, 2026, are \$2,806.64.
6. The 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, I find that the Tenant' obligation to pay rent ends on April 30, 2026, for the following reasons.
7. Section 88 of the *Residential Tenancies Act, 2006* (the 'Act') states:

88(1) If a tenant abandons or vacates a rental unit without giving notice of termination in accordance with this Act and no agreement to terminate has been made or the landlord has not given notice to terminate the tenancy, a determination of the amount of arrears of rent owing by the tenant shall be made in accordance with the following rules:

1 If the tenant vacated the rental unit after giving notice that was not in accordance with this Act, arrears of rent are owing for the period that ends on the earliest termination date that could have been specified in the notice, had the notice been given in accordance with section 47, 96 or 145, as the case may be.

...

(4) In determining the amount of arrears of rent owing under subsections (1), (2) and (3), consideration shall be given to whether or not the landlord has taken reasonable steps to minimize losses in accordance with section 16.

8. The Tenant sent an email to the Landlord on March 2, 2026, to end their tenancy, for March 31, 2026. The Landlord did not accept the Tenant's request to vacate the rental unit on a short notice. The Tenant did vacate the rental unit on March 31, 2026.
9. It is the Landlord's testimony that they have not been able to re-rent the rental unit as of the hearing date. They have made efforts and advertised on multiple websites but have not found a potential Tenant to date.
10. The Tenant was required to give the Landlord a 60-days notice to end a monthly tenancy to a date which is on the last day of a rental period as per s.44(2). This date should have been April 30, 2026. Therefore, I find the Tenant are liable to pay rent up to April 30, 2025, up to the last day of the rental period.
11. The Landlord collected a rent deposit of \$1,329.00 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 is terminated.
12. Interest on the rent deposit, in the amount of \$49.51 is owing to the Tenant for the period from September 30, 2024, to April 30, 2026.
13. 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 Tenant shall pay to the Landlord \$1,614.13. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 9, 2026, at 4.00% annually on the balance outstanding.

May 28, 2026
Date Issued

Sheena Brar
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.