



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

File Number: LTB-L-065777-25

In the matter of: 1504, 170 LEES AVE
OTTAWA ON K1S5G5

Between: HAMA Investments Limited Landlord

And

Vincent Matthieu Mocude Tenants
Jean Adrien Ambroise
Thwisha Radhoa

HAMA Investments Limited (the 'Landlord') applied for an order requiring Vincent Matthieu Mocude and Jean Adrien Ambroise (the 'Tenants') to pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 28, 2026.

The Landlord's Agent, Tamana Jabbar, and the Tenants, Vincent Matthieu Mocude and Thwisha Radhoa, attended the hearing.

The Tenant, Jean Adrien Ambroise, 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 without him.

Determinations:

1. At the previous hearing on October 6, 2025, it was determined that the tenancy involved three Tenants named above. Since the Landlord had not properly served the N4 notice on all three Tenants, the N4 notice was deemed defective in LTB-L-065777-25-IN issued on November 10, 2025.
2. The Board cannot terminate a tenancy based on an invalid notice of termination. As such, the Landlord requested to amend their application to an application under section 87 of the *Residential Tenancies Act, 2006* (the 'Act').

3. As of the hearing date, two out of three Tenants (Vincent Matthieu Mocude and Thwisha Radhoa) have vacated the rental unit and only one of the Tenants (Jean Adrien Ambriose) was still in possession of the rental unit.
4. The Tenants did not pay the total rent they were required to pay for the period from July 1, 2025, to April 30, 2026.
5. The lawful rent is \$2,052.07. It is due on the 1st day of each month.
6. The Tenants have paid \$4,020.00 to the Landlord after the application was filed.
7. The rent arrears owing to April 30, 2026, are \$16,308.28.
8. Vincent Matthieu Mocude and Thwisha Radhoa again requested to remove their names from the application. They submitted that they took appropriate steps to inform the Landlord that they vacated the rental unit, and that the Landlord failed to give them proper guidance. They further stated that they have been paying rent at a different rental unit and should not be required to pay rent for a unit they no longer occupy.
9. I previously addressed and decided this issue in Order LTB-L-065777-25-IN. The Tenants' request is based on the same facts and circumstances that were before the Board at the earlier hearing. I decline to make new determinations on the same set of facts. All three Tenants remain jointly and severally liable for the rent arrears under the tenancy agreement, regardless of whether they continued to occupy the rental unit
10. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenants which was returned NSF.
11. 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 Tenants shall pay to the Landlord \$16,514.28. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application and unpaid NSF charges.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 8, 2026, the Tenants 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
Toronto ON M7A 2G6

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