



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

File Number: LTB-L-012526-26

In the matter of: 1205, 1360 DANFORTH RD
SCARBOROUGH ON M1J1G4

Between: Metcap Living Management Inc. Landlord

And

Mohmmad Imran Mansuri Tenant
Saniel Nelson Fernandes
Cranston Clive Dsouza
Altamaskhan Pathan

Metcap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mohmmad Imran Mansuri, Saniel Nelson Fernandes, Cranston Clive Dsouza and Altamaskhan Pathan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 30, 2026.

The Landlord's Legal Representative, Stella Idahosa, 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 Tenant vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,421.92. It was due on the 1st day of each month.
5. The Landlord waived the NSF fees being sought for January 2026 rent payment that came back NSF from an automatic withdraw of their bank.

6. The Tenant has paid \$2,829.92 to the Landlord since the application was filed, which was disputed by the Landlord.
7. The Tenant submitted documentation proof from the rental property confirming 2 payments were cleared. A payment on February 1, 2026, in the amount of \$2,421.92 and a payment on February 5, 2026, in the amount of \$408.00.
8. The Landlord's Legal Representative claimed the Tenant paid \$2,263.13, since the filing of the application. The Landlord's Legal Representative provided a rent ledger which reflected the payments the Tenant argued were made but not accounted for, but the amount adds up to \$2,829.92 between the periods of January 2026 to March 2026.
9. The Tenant did provide any proof of payments made to the Landlord that are accounted for in the application, but on the other hand, the Landlord provided a rent ledger back dating to December 1, 2022, with various amounts outstanding, paid, and fees added such as NSF fees, filing fee, and last month's rent deposit interest.
10. When calculating the arrears outstanding, I find that the arrears outstanding to April 30, 2026, are \$2,199.92.
11. Provided below is a breakdown as to how this amount was calculated, which I have cross referenced the Landlord's ledger starting from January 1, 2026, which is the start of rental period claimed on the N4 notice for the arrears, which includes the 2 payments the Tenant made in February 2026, and the last months rent deposit applied to March 2026 rent.

Rental Period	Monthly Rent Amount	Amount Paid
January 1, 2026	\$2,421.92	\$0.00
February 1, 2026	\$2,421.92	\$2,829.92
March 1, 2026	\$2,421.92	\$2,421.92
FILING FEE	\$186.00	
TOTAL	\$7,451.76	\$5,251.84
OUTSTANDING		\$2,199.92

12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. The Landlord collected a rent deposit of \$2,410.71 from the Tenant and this deposit was applied to March 2026 rent in addition to the interest for the last months rent deposit was provided to the Tenant.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.

2. The Tenant shall pay to the Tenant \$2,199.92. The Tenant owes the Landlord rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. 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 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 15, 2026 at 4.00% annually on the balance outstanding.

June 3, 2026

Date Issued

Samantha Greaves

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	\$7,265.76
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed & last months rent deposit	- \$5,251.84
Total amount owing to the Landlord	\$2,199.92