



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

File Number: LTB-L-069021-25

In the matter of: 104, 55 STEWART ST
TORONTO ON M5V2V1

Between: Charbel Boulos Landlord
Holly Lucas

And

Samira Razmy Tenant
Cory Laing

Charbel Boulos and Holly Lucas (the 'Landlord') applied for an order to terminate the tenancy and evict Samira Razmy and Cory Laing (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 25, 2026.

The Landlord Charbel Boulos and the Tenants attended the hearing. The Tenants spoke with Tenant Duty Counsel prior to 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 January 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$3,923.32. It was due on the 1st day of each month.
5. The Tenant has paid \$11,718.89 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$15,457.28.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Tenants sought to raise issues under section 82 of the Act between the previous hearing date and the resumption of the hearing on May 25, 2026. I did not allow the Tenants to present evidence or submissions on these issues as the Tenants had not complied with the *LTB Rules of Procedure*, rule 19.4, ahead of the date the hearing commenced (i.e. October 22, 2025).
9. The Landlord collected a rent deposit of \$3,600.00 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.
10. Interest on the rent deposit, in the amount of \$455.78 is owing to the Tenant for the period from April 1, 2019 to January 31, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$11,587.50. 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 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 20, 2026 at 4.00% annually on the balance outstanding.

June 8, 2026
Date Issued

Jeremy Henderson
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	\$27,176.17
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$11,718.89
Less the amount of the last month's rent deposit	- \$3,600.00
Less the amount of the interest on the last month's rent deposit	- \$455.78
Total amount owing to the Landlord	\$11,587.50