



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-084707-25

In the matter of: 52 WESTWOOD DR
KITCHENER ON N2M2K4

Between: Aubrey Oldham Landlord

And

Prateek Chawla Former Tenant

Aubrey Oldham (the 'Landlord') applied for an order requiring Prateek Chawla (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on June 1, 2026.

Only the Landlord attended the hearing.

As of 10:23 a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay to the Landlord the sum of \$9,211.00.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
4. These documents were served on April 21, 2026 by courier.
5. The Former Tenant vacated the rental unit on October 4, 2025.
6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and daily compensation owing

8. The lawful rent was \$700.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$23.01. This amount is calculated as follows: \$700.00 x 12, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The Former 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, the Former Tenant's obligation to pay rent ended on December 1, 2025, as the tenancy was monthly and the Tenant was required to give 60 days notice.
12. The Landlord only seeks rent arrears and daily compensation owing to the end of October, 2025 for the period from February 1, 2024 to October 31, 2025 in the amount of \$9,025.00.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

15. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$9,025.00, which represents rent and compensation owing up to October 31, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$9,211.00. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before June 22, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.

June 11, 2026
Date Issued

Sean Ramage
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

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To October 31, 2025	\$9,025.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$9,211.00