



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-065416-24

In the matter of: 406, 198 SCOTT ST
ST CATHARINES ON L2N5T3

Between: Afsaneh Sedaghatkish Landlord

And

John Mike Coelho Former Tenant

Afsaneh Sedaghatkish (the 'Landlord') applied for an order requiring John Mike Coelho (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

Only the Landlord attended the hearing.

As of 9:48a.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 Tenant owes the Landlord \$5,685.00 in rent arrears for the period from May 1, 2024 to July 31, 2024.
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 13, 2026 by email. The Landlord submitted a read receipt with the Tenant's name to demonstrate that the email was opened by the Tenant on April 13, 2026 and confirmed that it was sent to the Tenant's email address.
5. The Former Tenant vacated the rental unit on August 6, 2024.

6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
7. The lawful rent is \$1,895.00 monthly due the first of the month.
8. The Landlord claims the Former Tenant did not pay the lawful rent that was due for the period from May 1 2024 to July 31, 2024. The Landlord claimed rent arrears and daily compensation are \$5,685.00.
9. There is no last month's rent deposit.
8. The Former Tenant has not made any payments since the application was filed.
9. The Landlord provided uncontested testimony that the Former Tenant had been served a N4 notice of termination on July 24, 2024, deemed served on July 29, 2024, with the date of termination of August 12, 2024. The N4 notice claims rent for May 2024, June 2024 and July 2024 had not been paid.
10. Based on the uncontested evidence and submissions before me, I find that the Former Tenant did not pay rent during the period from May 1, 2024 to July 31, 2024, and therefore owes rent arrears in the amount of \$5,685.00.
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 Former Tenant shall pay to the Landlord \$5,685.00, which represents rent and compensation owing from May 1, 2024 to July 31, 2024.
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 \$5,871. 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 21, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from June 22, 2026 at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Allana McComb
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To July 31, 2024	\$5,685.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5,871.00