



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

File Number: LTB-L-017415-26

In the matter of: ROOM 8, 74 CARDILL CRES
WATERLOO ON N2L3Y8

Between: Minhaz Khan Landlord

And

Yaseen Abood Tenant

Minhaz Khan (the 'Landlord') applied for an order requiring Yaseen Abood (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 5, 2026.

Only the Landlord's legal representative, Lily Xu attended the hearing.

As of 2:05 p.m., the Tenant 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 with only the Landlord's evidence.

Determinations:

1. The Tenant vacated the rental unit on February 28, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2025 to February 28, 2026.
3. The lawful rent is \$871.25. It is due on the 1st day of each month.
4. The Tenant has paid \$444.00 to the Landlord after the application was filed.
5. The tenancy ended on February 28, 2026 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to February 28, 2026 are \$1,369.75.

7. The Landlord collected a rent deposit of \$850.00 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 is terminated.
8. Interest on the rent deposit, in the amount of \$56.58 is owing to the Tenant for the period from May 17, 2023 to February 28, 2026.
9. 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 Tenant shall pay to the Landlord \$649.17. This amount includes rent arrears owing up to February 28, 2026 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 21, 2026, the 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

Christina Philp
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.