



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

File Number: LTB-L-019883-26

In the matter of: BASEMENT, 3 BEXHILL AVE
SCARBOROUGH ON M1L 3B3

Between: Ruhal Ahmed Landlord
Farzana Ahmed

and

MD Habibur Rahman Khan Tenants
Sheikh Mohammed Fahim
MD Jahidul Islam

Ruhal Ahmed and Farzana Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict MD Habibur Rahman Khan, Sheikh Mohammed Fahim and MD Jahidul Islam (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 8, 2026.

Only the Landlord, Ruhal Ahmed, and the Landlords' representative, Brittney-Rose Ward, attended the hearing.

As of 1:32 p.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the Board. 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 Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on April 1, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
3. The Board previously issued an order for the rental arrears up to January 31, 2026. The Landlord's representative requested an order for the rental arrears for the period of February 1, 2026 to April 1, 2026.
4. The lawful rent is \$1,850.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears for the period from February 1, 2026 to April 1, 2026, are \$3,760.82.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The Tenants shall pay to the Landlord \$3,946.82. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 27, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 28, 2026, at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Adeela Alvez
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 Tenants must pay as the tenancy is terminated.

Rent Owing to Move Out Date	\$3,760.82
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$3,946.82