



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

File Number: LTB-L-027733-26

In the matter of: 5 MORWOOD AVE
WELLAND ON L3B 1L4

Between: Mohsin Imran Landlord

and

Racquel Cousins Tenants
Dalton Brown

Mohsin Imran (the 'Landlord') applied for an order to terminate the tenancy and evict Racquel Cousins and Dalton Brown (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 attended the hearing.

As of 10:01 a.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 May 5, 2026. Although rent arrears are normally calculated by the Board up to the date a tenant vacates the rental unit, in this case, the Landlord requested an order for arrears only up to April 30, 2026. He testified that the parties have an N11 agreement to terminate the tenancy on April 30, 2026.
3. The lawful rent is \$1,875.00. It was due on the 1st day of each month.
4. The Tenants had not made any payments since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$6,975.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,750.00 from the Tenants, and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated. Interest on the rent deposit, in the amount of \$164.43, is owing to the Tenants for the period from December 31, 2020, to April 30, 2026.

It is ordered that:

1. The Tenants shall pay to the Landlord \$5,246.57. 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	\$6,975.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,750.00
Less the amount of the interest on the last month's rent deposit	- \$164.43
Total amount owing to the Landlord	\$5,246.57