



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

File Number: LTB-L-023414-26

In the matter of: Garden House, 272 RANDALL CRES
SCARBOROUGH ON M1M3K4

Between: Shahid Lateef Sarfraz Landlord

And

Ionita Andreea Bianca Tenants
Piroi Nicusor

Shahid Lateef Sarfraz (the 'Landlord') applied for an order to terminate the tenancy and evict Ionita Andreea Bianca and Piroi Nicusor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 2, 2026.

Only the Landlord and the Landlord's Representative, George Berger, attended the hearing.

As of 10:02 a.m., the Tenants were 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 Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Landlord testified that the Tenants told another tenant in the residential complex they were moving out and when the Landlord's wife and son visited the unit on May 27, 2026, the keys were left in the rental unit, the rental unit door was open, and the Tenants personal possessions had been removed.
4. We are satisfied that the Tenants vacated the rental unit on May 27, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit

5. The lawful rent is \$2,300.00. It was due on the 1st day of each month.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to May 27, 2026, are \$8,941.74.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,300.00 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.
10. Interest on the rent deposit, in the amount of \$21.30 is owing to the Tenants for the period from December 18, 2025, to May 27, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of May 27, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$6,806.44. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. 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

Brandon Valley
Member, Landlord and Tenant Board

Nicole Pedron
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 Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$8,941.74
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,300.00
Less the amount of the interest on the last month's rent deposit	- \$21.30
Total amount owing to the Landlord	\$6,806.44