



Amended Order
Order under Subsection 87(1)
Residential Tenancies Act, 2006
And section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-105809-25-AM

In the matter of: 560 CANYON ST
MISSISSAUGA ON L5H4L8

Between: Harpinder Deol Landlord

And

LINA ALKHATIB Tenant

Harpinder Deol (the 'Landlord') applied for an order requiring LINA ALKHATIB (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2026.

The Landlord Harpinder Deol, the Landlord's Legal Representative Christina Bowman, the Tenant Lina Alkhatib, and the Tenant's Legal Representative Peter Balatidis attended the hearing.

This amended order is issued to correct clerical errors in the order issued on April 10, 2026.

Determinations:

1. At the hearing, I reviewed the Notice of Termination for Non-Payment of Rent (N4) relied upon by the Landlord. I found that the N4 misstated the applicable rental periods and therefore it is defective and void. Accordingly, it cannot support an application to terminate the tenancy.
2. Upon being advised of the defect in the N4, the Landlord elected to withdraw their request to terminate the tenancy and to proceed solely with a claim for rent arrears and related charges. The Landlord confirmed that they understand that no eviction or termination may be ordered based on this application.
3. The Landlord was also advised that the Board's maximum monetary jurisdiction is \$50,000.00, exclusive of allowable filing fees.
4. The Landlord confirmed that the total amount claimed exceeds the Board's monetary jurisdiction, but nevertheless knowingly and voluntarily elected to proceed before the Board, understanding that and order issued cannot exceed the Board's monetary limit.

5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The Tenant did not pay the total rent they were required to pay for the period from July 16 15, 2025, to April 15 14, 2026.
7. The lawful rent is \$6,000.00. It is due on the 1st-15th day of each month.
8. The Tenant has not made any payments since the application was filed.
9. The rent arrears owing to April 15, 2026, are \$60,000.00.
10. 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 \$50,186.00. This amount includes rent arrears owing to April 15, 2026, up to the Board's maximum monetary jurisdiction, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 22, 2026, at 4.00% annually on the balance outstanding.

April 10, 2026

Date Issued

Kyle Anderson

Member, Landlord and Tenant Board

June 19, 2026

Date Amended

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.

