



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

File Number: LTB-L-034662-26

In the matter of: Room 1, Main Floor, 2995 RANDOLPH AVE
WINDSOR ON N9E3E3

Between: Asma Asma Landlord

And

Divyansh Sehgal Tenants
Ramandeep Kaur

Asma Asma (the 'Landlord') applied for an order to terminate the tenancy and evict Divyansh Sehgal and Ramandeep Kaur (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 11, 2026.

The Landlord's Legal Representative, Kristen Jarvis and Tenant, Divyansh Sehgal, attended the hearing.

The Tenant wished to raise issues pursuant to section 82 of the *Residential Tenancies Act*, 2006 (the "Act"). However, the Tenant had made no filings in this respect or served the Landlord with notice as required by the Act and the LTB's Rules. Therefore, these issues were not addressed. The Tenant remains free to file their own application with respect to any issues they wish to raise pursuant to the Act within the applicable limitation period.

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 Tenants vacated the rental unit on June 1, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$650.00. It was due on the 1st day of each month.

5. The Tenants had not made any payments since the application was filed.
6. The rent arrears owing to June 1, 2026, are \$2,321.37.
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.
9. The Tenant requested that a payment plan be ordered for the payment of the arrears. I do not find it appropriate to order a payment plan in this instance. The tenancy has been terminated. There is no dispute that the Tenant did not pay this amount of rent to the Landlord. I find it appropriate that if the Tenant does not pay this debt in a timely manner that interest should begin to accrue to the Landlord, and I see no compelling reason to order otherwise.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of June 1, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$2,507.37. 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.
3. If the Tenants do not pay the Landlord the full amount owing on or before July 3, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.

June 22, 2026
Date Issued

Benjamin Seigel
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, June 1, 2026	\$2,321.37
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$2,507.37