



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

File Number: LTB-L-029717-26

In the matter of: Room #2, 5 KEVIN AVE
NEPEAN ON K2B7T7

Between: Randy Zhang Landlord

And

Omar Oleimy Tenant

Randy Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Omar Oleimy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was in possession of the rental unit on the date the application was filed.
3. During the hearing, the Tenant indicated that he vacated the unit on June 3, 2026. There was no notice made to the Landlord. Rent arrears are owing up to June 30, 2026.
4. The lawful rent is \$750.00. It was due on the 1st day of each month.
5. The Tenant has paid \$61.00 towards the arrears since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$2,928.00.
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 tenancy between the Landlord and the Tenant is terminated as of June 3, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,114.00. This amount includes rent arrears owing up to the date the Tenant 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 Tenant does not pay the Landlord the full amount owing on or before June 29, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 30, 2026, at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Chris Hall
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 June 30, 2026	\$2,928.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$3,114.00