



Order under Subsection 87(1) Residential Tenancies Act, 2006

Citation: Hedayati v Bourgeois, 2026 ONLTB 47360

Date: 2026-06-22

File Number: LTB-L-108542-25

In the matter of: BASEMENT, 746 LESLIE VALLEY DR
NEWMARKET, ON L3Y7J3

Between: Sima Hedayati Landlord

And

Roseanne Bourgeois Tenant

Sima Hedayati (the 'Landlord') applied for an order requiring Roseanne Bourgeois (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on June 8, 2026.

The Landlord, the Landlord's Representative, Leva Rouhani, the Tenant, the Tenant's Legal Representative, Steven Li, and the Tenant's Support Person, Mercedes Mowro, attended the hearing.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2025, to June 30, 2026.
3. The agreed lawful rent is \$2,100.00. It is due on the 1st day of each month.
4. The Tenant has paid \$9,910.00 to the Landlord after the application was filed.
5. The rent arrears owing to June 30, 2026, are \$4,145.00.
6. The Landlord incurred costs of \$0.00 for filing the application and is entitled to reimbursement of those costs.
7. The only part of the application that proceeded was the claim for rent arrears. As a result, the order will be limited to rent arrears, not eviction.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,145.00. This amount includes rent arrears owing up to June 30, 2026.
2. If the Tenant does not pay the Landlord the full amount owing on or before July 3, 2026, the Tenant 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

Christina Budweth
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.