



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

File Number: LTB-L-028332-26

In the matter of: 304, 1970 FOWLER DRIVE
MISSISSAUGA ON L5K1B5

Between: Greenwin Corp

Landlord

And

Farida Hamidi
Ahmad Royed

Tenants

Greenwin Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Farida Hamidi and Ahmad Royed (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 16, 2026.

Only the Landlord's Representative, Sean D. Beard attended the hearing.

As of 9:42 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,418.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$79.50. This amount is calculated as follows: \$2,418.00 x 12, divided by 365 days.
5. The Tenants have paid \$9,672.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$47.88.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. As the rent arrears are minimal and the only amount outstanding are the application filing fee the Landlord incurred as a result of filing the application an order for that amount shall issue.

It is ordered that:

1. The Tenants shall pay to the Landlord \$233.88. This amount includes rent arrears owing up to June 30, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before July 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 2, 2026, at 4.00% annually on the balance outstanding.

June 22, 2026
Date Issued

Joy Xiao
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.