



Order under Section 69 Residential Tenancies Act, 2006

Citation: Dalawir v Rodriguez, 2026 ONLTB 48444

Date: 2026-06-22

File Number: LTB-L-030581-26

In the matter of: 775 Verulam Street
London ON N6C3A7

Between: Mahzan Dalawir Landlord

And

Nathaly Rodriguez Tenant

Mahzan Dalawir (the 'Landlord') applied for an order to terminate the tenancy and evict Nathaly Rodriguez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 15, 2026.

The Landlord's Legal Representative Susana Pereira and the Tenant attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to the start of this proceeding.

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. The Tenant vacated the rental unit on May 14, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,350.00. It was due on the 15th day of each month. The Tenant submitted there was an illegal rent increase on two occasions, however upon questioning it was determined that the Tenant had paid the monthly rent after each increase for over 12 months. Hence, the lawful rent is in fact \$1,350.00
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 14, 2026, are \$2,200.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$950.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit and interest of \$46.13 is applied to the arrears of rent because the tenancy terminated.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 14, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$1,389.87. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. 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 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

Panagiotis P. Roupas
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 Move Out Date	\$2,200.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit and interest	- \$996.13
Total amount owing to the Landlord	\$1,389.87