



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

**File Number:** LTB-L-007298-26

**In the matter of:** 303, 110 COLUMBIA ST W  
WATERLOO ON N2L3K8

**Between:** 2704352 Ontario Inc. Landlord

**And**

Hamza Bin Yusuff Tenants  
Muhammad Raffay Shahid

2704352 Ontario Inc. (the 'Landlord') applied for an order requiring Hamza Bin Yusuff and Muhammad Raffay Shahid (the 'Tenants') to pay the rent that the Tenants owe.

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

The Landlord's Agents, Kris Li, and Liliy Xu attended the hearing.

As of 1:35 p.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. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from December 1, 2025 to June 30, 2026.
3. The lawful rent is \$4,745.00. It is due on the 1st day of each month.
4. The Tenants have paid \$3,620.00 to the Landlord after the application was filed.
5. The rent arrears owing to June 30, 2026, are \$27,786.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$27,972.00. 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 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 7, 2026, at 4.00% annually on the balance outstanding.

**June 25, 2026**

**Date Issued**

\_\_\_\_\_  
Jagger Benham

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.