



AMENDED
Order under Section 87
Residential Tenancies Act, 2006
and section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-105020-25-AM

In the matter of: 1512, 2033 KENNEDY RD
SCARBOROUGH ON M1T 0B9

Between: Mohammed Hasan
Maham Fatima Landlord

and

Zahra Alzaher
Luis Javier Rosado Former Tenant

The order contained a clerical error. This amended order was issued to correct the order dated May 15, 2026. The amendments are underlined for ease of reference.

Mohammed Hasan and Maham Fatima (the 'Landlord') applied for an order requiring Zahra Alzaher and Luis Javier Rosado (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

The Landlord and the Tenant attended the hearing.

Determinations:

1. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
2. The Former Tenant vacated the rental unit on November 27, 2025 without giving 60-days' notice of termination as required by section 44 of the Act.
3. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

3.1. The lawful rent was \$2,375.00. It was due on the 1st day of each month.

4. The Former Tenant has not made any payments since the application was filed.
5. The Former Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on December 31, 2025 pursuant to section 88 of the Act. The Landlord's evidence, corroborated by the Former Tenant, proves on a balance of probabilities that the Landlord complied with the Landlord's obligation to minimize the Landlord's losses.
6. The rent arrears and daily compensation owing to December 31, 2025 are \$4,750.00.
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 \$2,375.00 from the Former Tenant and this deposit was applied to the rent owing for the last month of the tenancy pursuant to subsection 106(10) of the Act. The amount of interest owing on the rent deposit shall be deducted from amount the Tenant is required to pay.
9. Interest on the rent deposit, in the amount of \$119.74 is owing to the Former Tenant for the period from November 27, 2023 to December 1, 2025.

It is ordered that:

0.1 Application is amended to claim arrears of rent for the period November 1, 2025 to December 31, 2025.

1. The Former Tenant shall pay to the Landlord \$2,375.00, which represents rent and compensation owing up to December 31, 2025.
2. The Former Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$119.74 which is the amount of interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$2,441.26*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before July 7, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from July 8, 2026 at 4.00% annually on the balance outstanding.

May 15, 2026

Date Order Issued

June 26, 2026

Date Order Amended

Nersi Makki

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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To December 31, 2025	\$2,375.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	<u>nil</u>
Less the amount of the interest on the last month's rent deposit	<u>- \$119.74</u>
Total amount owing to the Landlord	<u>\$2,441.26</u>