



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

File Number: LTB-L-078638-25

In the matter of: 15, 2612 MEADOWBROOK LANE
WINDSOR ON N8T2Y2

Between: Meddco Properties Inc. Landlord

And

Jason Bondy Tenant
Destinee Ogle-Cazabon

Meddco Properties Inc. (the 'Landlord') applied for an order requiring Jason Bondy and Destinee Ogle-Cazabon (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on December 4, 2025.

Only the Landlord's legal representative, Charlotte Williams attended the hearing.

As of 9:16am, the Tenant was 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 Tenant vacated the rental unit on October 31, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2025, to October 31, 2025.
3. The lawful rent is \$1,273.30. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The 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 Tenant's obligation to pay rent ends on October 31, 2025. The Landlord did not dispute that the Tenant vacated the rental unit on October 31, 2025, and there is no evidence that the Tenant remained in possession after that date. I therefore find that the Tenant abandoned the rental unit within the meaning of section 88 of the Act.

Accordingly, the Tenant's obligation to pay rent ends on October 31, 2025, and any rent claimed after that date is not payable.

6. The rent arrears and daily compensation owing to October 31, 2025, are \$2,520.54.
7. The Landlord collected a rent deposit of \$1,130.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$111.78 is owing to the Tenant for the period from May 11, 2021, to October 31, 2025.
9. 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 Tenant shall pay to the Landlord \$1,464.76. This amount includes rent arrears owing up to October 31, 2025, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 20, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Nathan Korenberg
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.