



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084524-25

In the matter of: Suite 713, 115 Haynes Ave
North York ON M3J0L8

Between: FCS Development LP Landlord

And

Paola Gonzalez Zapata Tenant

FCS Development LP (the 'Landlord') applied for an order to terminate the tenancy and evict Paola Gonzalez Zapata (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 18, 2025.

Only the Landlord's Representative, Sara Murtadha, attended the hearing.

As of 1:59 p.m., 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 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,865.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$61.32. This amount is calculated as follows: \$1,865.00 x 12, divided by 365 days.
5. The Tenant has paid all the arrears for the period ending December 31, 2025, after the application was filed.
6. The only amount outstanding is the Landlord's remaining cost of filing the application. As a result, the order will be limited to costs only and not eviction.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Although this order does not specifically address each piece of evidence individually or reference all the testimony, I have considered all of the evidence presented at the hearing and all of the oral testimony when making my determinations.
9. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Tenant shall pay \$186.00 to the Landlord for the remaining cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before January 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 18, 2026, at 4.00% annually on the balance outstanding.

January 6, 2026
Date Issued

Greg Brocanier
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.