



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

File Number: LTB-L-082078-25

In the matter of: 303, 24 MABELLE AVE
ETOBICOKE ON M9A4X7

Between: Wilstar Management Ltd. Landlord

And

Phuong Le Tenants
An Tran

Wilstar Management Ltd. (the 'Landlord') applied for an order requiring Phuong Le and An Tran (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on December 17, 2025.

Only the Landlord's Agent, Ryan Gibson, and the Landlord's Legal Representative, S. Marchionne, attended the hearing.

As of 10:02 a.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. The Tenants vacated the rental unit on September 30, 2025. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from June 1, 2025, to September 30, 2025.
3. The lawful rent is \$1,816.70. It is due on the first day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on as a result of the Tenants moving out in accordance with an agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to September 30, 2025, are \$4,566.80.

7. 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 \$3,157.11. This amount includes rent arrears owing up to September 30, 2025 and the cost of the application less the last month's rent deposit and interest on the last month's rent deposit.
2. If the Tenants do not pay the Landlord the full amount owing on or before January 19, 2026, the Tenants 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

Sheena Brar

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.