



Order under Section 87 Residential Tenancies Act, 2006

Citation: Koskoletos v Cleroux, 2026 ONLTB 2578

Date: 2026-01-08

File Number: LTB-L-078357-24

In the matter of: 206 CATTAIL WAY
ORLEANS ON K1E2C6

Between: Costa Koskoletos Landlord

And

~~Rolland Cleroux~~ Former Tenant
Emily Cleroux

Costa Koskoletos (the 'Landlord') applied for an order requiring Rolland Cleroux and Emily Cleroux (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe. The application is amended to remove Rolland Cleroux as a party. He is a guarantor, and not a Former Tenant.

This application was heard by videoconference on December 23, 2025.

Only the Landlord attended the hearing.

As of 1:46 p.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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 explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant must pay to the Landlord \$5,144.00, which represents arrears of rent owing to July 31, 2024 and costs.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. 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.

4. These documents were deemed served on November 9, 2025 by mail to the guarantor's residence (individually to the Former Tenant and to the guarantor). The Former Tenant moved in with the guarantor (her father) after vacating the rental unit. The Landlord also sent email to the Former Tenant.
5. The Former Tenant vacated the rental unit on July 31, 2024 pursuant to an N9 Notice.
6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
8. The Former Tenant has not made any payments since the application was filed.
9. The tenancy ended on July 31, 2024 as a result of the Former Tenant moving out 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 that date.
10. The rent arrears and daily compensation owing to are \$4,958.00. The Landlord testified that in the past, he obtained an eviction order (LTB-L-022555-22) but it was never enforced because the Former Tenant caught up with the rent arrears and the Landlord let the order expire. The Former Tenant paid rent for a short time before again falling behind, then the parties agreed to terminate the tenancy. There is no Board order with respect to the arrears of rent claimed on this application.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. The Landlord collected a rent deposit of \$1,895.00 from the Former Tenant, which was applied to the rent for July 2024, the last month of the tenancy.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,958.00, which represents rent and compensation owing up to July 31, 2024.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$5,144.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before January 19, 2026, the Former 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

Margo den Haan
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	\$4,958.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5,144.00