



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-065137-25

In the matter of: 5 FLINT DR
BELLEVILLE ON K8N5G4

Between: HELEN BALIOTIS Landlord

And

HOMERO QUINTANILLA Tenants
BREANNA ACRON
ALEX BRULE

Helen Baliotis (the 'Landlord') applied for an order to terminate the tenancy and evict Homero Quintanilla, Breanna Acron and Alex Brule (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (the 'L1 Application'); and
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (the 'L2 Application').

This application was heard by videoconference on January 5, 2026. Only the Landlord's Agent, Georgia Fortis, attended the hearing.

As of 10:35 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:

L1 Application

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit in or around the end of November 2025 or the beginning of December 2025. In this regard, the Tenants did not return the keys to the

rental unit; however, the Landlord conducted a unit inspection on December 7, 2025 and noted the Tenants had vacated and took back possession of the rental unit on this date.

4. The Landlord's Agent requested an order for arrears up to and including November 30, 2025. As such the rent arrears are calculated up to this date.
5. The lawful rent is \$2,200.00. It was due on the 1st day of each month. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to November 30, 2025 are \$7,700.00. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,200.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$73.23 is owing to the Tenants for the period from August 2, 2024 to November 30, 2025.

L2 Application

9. As the Tenants vacated the rental unit, the L2 Application for eviction was moot. The Landlord's Agent requested to withdraw the L2 Application on the basis that it was not necessary and I consented to the request.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as December 7, 2025, the date the Landlord confirmed the Tenants moved out. The rent arrears are calculated to November 30, 2025, the date requested by the Landlord.
2. The Tenants shall pay to the Landlord \$5,612.77. This amount includes rent arrears owing up to November 30, 2025 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. 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.
4. The L2 Application is withdrawn.

January 8, 2026

Date Issued

Rachel Gibbons

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to November 30, 2025	\$7,700.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$73.23
Total amount owing to the Landlord	\$5,612.77