



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

File Number: LTB-L-086066-25

In the matter of: 655 CLEARBROOK DR
NEPEAN ON K2J 5S1

Between: Younan Greis Landlord

and

Jacqueline Catherine Last Tenant

Younan Greis (the 'Landlord') applied for an order requiring Jacqueline Catherine Last (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 6, 2026.

Only the Landlord's legal representative Merve Ozdemir attended the hearing.

As of 1:40 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from June 1, 2025, to January 31, 2026.
3. The lawful rent is \$2,600.00. 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 rent arrears owing to January 31, 2026, are \$20,800.00.
6. 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 \$20,986.00. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before January 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 26, 2026, at 4.00% annually on the balance outstanding.

January 14, 2026
Date Issued

Nersi Makki
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.