



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

Citation: Windsor Essex Community Housing Corporation v Solano, 2026 ONLTB 3600

Date: 2026-01-26

File Number: LTB-L-083932-25

In the matter of: 1915, 920 OUELLETTE AVE
WINDSOR ON N9A1C8

Between: Windsor Essex Community Housing Corporation Landlord

And

Angel Solano Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order requiring Angel Solano (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's representative, Brandon Valley, attended the hearing.

Determinations:

Based on the Landlord's uncontested evidence, I am satisfied of the following facts:

1. The Tenant vacated the rental unit on November 30, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent was \$1,000.00. It was due on the first day of each month.
3. The Tenant has not paid the total rent the Tenant was required to pay for the period February 1, 2025 to November 30, 2025 resulting in the service of the N4 notice of termination on August 18, 2025. The Tenant made no payments since the application was filed.
4. No rent deposit was collected.
5. 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 Tenancy terminated on November 30, 2025, the date on which the Tenant vacated the rental unit.
2. The Tenant shall pay to the Landlord \$8,261.00. This amount includes rent arrears owing up to November 30, 2025 and the cost of the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 7, 2026 at 4.00% annually on the balance outstanding.

January 26, 2026
Date Issued

Vanessa Davies
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.