



**Order under Section 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-037933-25

In the matter of: 114 Victoria Street
Sarnia ON N7T2T3

Between: Wendy D'Souza Landlords
Sheldon Fernanades

And

Bryce Murdock Former Tenant

Wendy D'Souza and Sheldon Fernanades (the 'Landlords') applied for an order requiring Bryce Murdock (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes. (L10 application)

As part of the L10 application filing, the Landlords also applied for an order requiring Bryce Murdock (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This L10 application was heard by videoconference on December 22, 2025.

The Landlords' Legal Representative, Laura Groshok, the Landlords' Agent, Monique Vanier, and the Tenant attended the hearing. The Tenant's sister was also present to support the Tenant. The Tenant opted not to consult with Tenant Duty Counsel prior to the hearing.

Before me, the parties requested the following order on consent. The parties indicated their consent was based on the Former Tenant moving out of the rental unit on May 9, 2024 (thus ending the tenancy) and the total (net) amount owing (i.e. \$4,806.48) was arrived at by taking into account the rent/compensation owing, the last month's rent deposit, the interest on that deposit, the amount claimed for undue damage and the cost of filing this L10 application.

I was satisfied the parties understood the terms of their joint submission.

On consent of the parties, it is ordered that:

1. The Former Tenant shall pay to the Landlords \$4,806.48, which represents rent/compensation and undue damage owing up to May 9, 2024.

2. If the Former Tenant does not pay the Landlords the full amount owing on or before January 15, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from January 16, 2026 at 4.00% annually on the balance outstanding.

January 13, 2026

Date Issued

Alex Brkic

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.