



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079476-25

In the matter of: 46, 67 VALLEYVIEW RD
KITCHENER ON N2E3J1

Between: SIREG Management Inc. Landlord

And

Cesar Adrian Garcia Perez Tenants
Yasmin Dominiquez Benitez

SIREG Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Cesar Adrian Garcia Perez and Yasmin Dominiquez Benitez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Pegah Fakhr-Attar, and the Tenant, Cesar Adrian Garcia Perez ('CP'), attended the hearing.

Determinations:

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 amount of 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 but failed to return the keys to the Landlord or inform them that they had vacated the rental unit until the hearing day.
4. CP testified that the Tenants vacated the rental unit around December 23, 2025, but have not returned the keys to the Landlord to date. The Landlord claims rent up to the hearing date since this is the day they learned of the Tenants moving out. The parties eventually agreed that the Tenants are liable for rent to December 31, 2025.
5. The lawful rent is \$1,602.21. It was due on the 1st day of each month.
6. The Tenants have paid \$4,875.39 to the Landlord since the application was filed.

7. The rent arrears owing to December 31, 2025, are \$4,767.55.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,525.00 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.
10. Interest on the rent deposit, in the amount of \$6.37 is owing to the Tenants for the period from November 1, 2025, to December 31, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 31, 2025.
2. The Tenants shall pay to the Landlord \$3,422.18. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit 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 25, 2026, the Tenants 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

Sheena Brar
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 Move Out Date	\$9,642.94
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,875.39
Less the amount of the last month's rent deposit	- \$1,525.00
Less the amount of the interest on the last month's rent deposit	- \$6.37
Total amount owing to the Landlord	\$3,422.18