



Order under Section 87 Residential Tenancies Act, 2006

Citation: DUNBAR v CARNEIRO, 2026 ONLTB 5363

Date: 2026-01-20

File Number: LTB-L-105444-24

In the matter of: 1, 8 BLANCHE CRT
HAMILTON ON L8K5P3

Between: CAMILLE DUNBAR Landlord

And

BRIAN CARNEIRO Former Tenants
CHRISTINA ESTEVES

CAMILLE DUNBAR (the 'Landlord') applied for an order requiring Brian Carneiro and Christina Esteves (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on January 12, 2026. Only the Landlord's Representative, Camille Dunbar, attended the hearing.

As of 9:41 a.m., the Former Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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 explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenants shall pay to the Landlord \$21,150.00 for arrears of rent owing to March 31, 2024.
2. I am satisfied that the Landlord served the Former Tenants with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on July 7, 2025, in person to the Former Tenants current residence.
4. The Former Tenants vacated the rental unit on March 31, 2024.
8. The lawful rent was \$3,000.00. It was due on the 1st day of each month.

9. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: $\$3,000.00 \times 12$, divided by 365 days.
10. The Former Tenants have not made any payments since the application was filed.
11. The tenancy ended on March 31, 2024, as a result of the Former Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenants' obligation to pay rent ended on that date.
12. The rent arrears and daily compensation owing to March 31, 2024, are \$21,150.00.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. Interest on the rent deposit, in the amount of \$98.64 is owing to the Former Tenants for the period from September 9, 2023, to March 31, 2024.
15. The Landlord collected a rent deposit of \$3,000.00 from the Former Tenants and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Former Tenants is required to pay.

It is ordered that:

1. The Former Tenants shall pay to the Landlord \$21,051.36, which represents rent and compensation owing up to March 31, 2024.
2. The Former Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$3,000.00 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenants.
4. The total the Former Tenants owe to the Landlord is \$18,237.36
5. If the Former Tenants do not pay the Landlord the full amount owing on or before January 31, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 20, 2026
Date Issued

Jane Dean
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To March 31, 2024	\$21,150.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the interest owed on the last months' rent deposit	- \$98.64
Total amount owing to the Landlord	\$18,237.36