



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

File Number: LTB-L-085673-25

In the matter of: 505, 2475 HURONTARIO ST
MISSISSAUGA ON L5A0A9

Between: Signet Group Inc. Landlord

And

Dennys Fuentes Tenants
Iryna Popyk

Signet Group Inc. (the 'Landlord') applied for an order requiring Dennys Fuentes and Iryna Popyk (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on January 15, 2026.

Only the Landlord's Representative, Matt Anderson, attended the hearing.

As of 1:29 p.m., the Tenants were 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. The Tenants vacated the rental unit on October 31, 2025. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from August 1, 2025, to October 31, 2025.
3. The lawful rent is \$3,040.65. It is due on the 1st day of each month.
4. The Tenants have paid \$500.00 to the Landlord after the application was filed.
5. The Landlord's Representative submitted that the Tenants provided proper notice of termination and vacated in accordance with that notice of termination. Therefore, the tenancy ended on October 31, 2025, as a result of the Tenants moving in accordance with their notice of termination. The Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to October 31, 2025, are \$4,421.95.

7. The Landlord collected a rent deposit of \$3,061.57 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 is terminated.
8. Interest on the rent deposit, in the amount of \$63.75 is owing to the Tenants for the period from January 1, 2025, to October 31, 2025.
9. 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 Tenants shall pay to the Landlord \$1,482.63. This amount includes rent arrears owing up to October 31, 2025, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before February 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 8, 2026, at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Nicole Pedron
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.