



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

File Number: LTB-L-093782-25

In the matter of: 02, 119 PARKER ST
SARNIA ON N7T6E9

Between: MUTUAL PROPERTY MANAGEMENT Landlord
JOEL EBRON

And

ANTHONY FLOOD Tenant

MUTUAL PROPERTY MANAGEMENT and JOEL EBRON (the 'Landlord') applied for an order requiring ANTHONY FLOOD (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 20, 2026.

Only the Landlord's representative Kristen Jarvis and Landlord's agents Yeza Tan and Catherine Halsall attended the hearing.

The Tenant was 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.

The application was amended at the hearing to add Joel Ebron as a named-Landlord.

Determinations:

1. The Tenant vacated the rental unit on January 3, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2025 to January 3, 2026.
3. The lawful rent is \$1,200.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The Landlord seek arrears to January 3, 2026, the date the Tenant vacated. The rent arrears and daily compensation owing to January 3, 2026 are \$4,918.35.

6. The Landlord collected a rent deposit of \$1,200.00 from the Tenant 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.
7. The Landlord paid interest on the rent deposit to November 30, 2025. Interest on the rent deposit, in the amount of \$2.90 is owing to the Tenant for the period from December 1, 2025 to January 3, 2026.
8. 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 Tenant shall pay to the Landlord \$3,901.45. This amount includes rent arrears owing up to January 3, 2026 and the cost of the application minus the rent deposit and interest owing.
2. 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

Brett Lockwood
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.