



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092530-25

In the matter of: 6, 5 Kerr Street
Elmvale ON L0L1P0

Between: Nick Gallo Landlords
Silvana Gallo

And

Nicholas (Nick) Quesnelle Tenant

Nick Gallo and Silvana Gallo (the 'Landlords') applied for an order to terminate the tenancy and evict Nicholas (Nick) Quesnelle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2026.

Only the Landlord, Silvana Gallo, attended the hearing.

As of 10:16 a.m., 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 Landlords' evidence.

Determinations:

1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,251.18. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$41.13. This amount is calculated as follows: \$1,251.18 x 12, divided by 365 days.
5. The Tenant has paid all the arrears for the period ending January 31, 2026, after the application was filed.
6. The only amount outstanding is the Landlords' remaining cost of filing the application. As a result, the order will be limited to costs only and not eviction.

7. The Landlords 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 \$186.00 to the Landlords for the remaining cost of filing the application.
2. If the Tenant does not pay the Landlords the full amount owing on or before February 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 4, 2026, at 4.00% annually on the balance outstanding.

January 23, 2026

Date Issued

Fotoula Hatzantonis

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.