



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-020467-25

In the matter of: Unit 2, 107 WILSON ST W
PERTH ON K7H2P4

Between: Brandon Tardioli Landlord

And

Carl Ernest Former Tenant

Brandon Tardioli (the 'Landlord') applied for an order requiring Carl Ernest (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

Only the Landlord attended the hearing.

As of 10:39a.m., the Former Tenant was 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. I am satisfied that the Landlord served the Former Tenant 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. These documents were served on December 1, 2025 by email. The Tenant consented in their lease agreement to service by email (DOC-6597898). I am also satisfied that the documents came to the Former Tenant's attention. In text messages sent in December 2025 the Landlord tells the Tenant that he sent him the notice of hearing (DOC-7160035). The Former Tenant responds and confirms that the Landlord has his correct email address. While the Former Tenant mentions not seeing the documents he also says that he will check his junk mail for them. There is no further text message in which the Former Tenant denies receiving the package.
2. The Former Tenant vacated the rental unit on March 12, 2024. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
8. The lawful rent was \$1,450.00. It was due on the 1st day of each month.

9. Based on the Monthly rent, the daily rent/compensation is \$47.67. This amount is calculated as follows: $\$1,450.00 \times 12$, divided by 365 days.
10. The tenancy ended on March 12, 2024 as a result of the Former Tenant moving out in accordance with an agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
11. The rent arrears and daily compensation owing to March 12, 2024 are \$4,772.04. The arrears period runs from December 1, 2023 to March 12, 2024. Three months and 12 days of rent were charged. The only rent paid during that period was \$150.00 in December 2024.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,772.04, which represents rent and compensation owing up to March 12, 2024.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$4,958.04.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before February 9, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 10, 2026 at 4.00% annually on the balance outstanding.

January 29, 2026
Date Issued

Amanda Kovats
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.