



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-094130-25

In the matter of: 2203, 55 EMMETT AVE
YORK ON M6M 2E4

Between: Devamm Investments IIA Ltd. Landlord

and

Gema Boggeano Tenants
Jose Antonio Hernandez
Yesenia Herrera

Devamm Investments IIA Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Gema Boggeano, Jose Antonio Hernandez and Yesenia Herrera (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on January 21, 2026.

Only the Landlord's representative, Sabrina Marchionne, attended the hearing.

As of 1:30 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. 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 paid the Landlord all the rent that was in arrears up to January 31, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.

2. If the Tenants do not pay the Landlord the full amount owing on or before February 10, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 11, 2026, at 4.00% annually on the balance outstanding.

January 30, 2026

Date Issued

Adeela Alvez

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.