



## **Order under Section 87 Residential Tenancies Act, 2006**

**File Number:** LTB-L-038378-25

**In the matter of:** 210, 1354 CARLING AVE  
OTTAWA ON K1Z0C9

**Between:** Sleepwell Property Management Landlord

**And**

Ericka Melin Former Tenant

Sleepwell Property Management (the 'Landlord') applied for an order requiring Ericka Melin (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 27, 2026.

Only the Landlord's Legal Representative Anne Skelly and the Landlord's Agent Laurin Bateson attended the hearing.

As of 11:16 a.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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant must pay the Landlord \$740.83 by February 9, 2026.
2. 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 subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure. The documents were served at the Former Tenant's current residence on October 8, 2025.
3. The Former Tenant vacated the rental unit on January 8, 2025.
4. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and daily compensation owing

5. The lawful rent was \$2,150.00. It was due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$70.68. This amount is calculated as follows:  $\$2,150.00 \times 12$ , divided by 365 days.
7. The Former Tenant has not made any payments since the application was filed.
8. The tenancy ended on January 8, 2026 as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
9. The rent arrears and daily compensation owing to are \$554.83.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. There is no last month's rent deposit.

**It is ordered that:**

1. The Former Tenant shall pay to the Landlord \$554.83, which represents rent and compensation owing up to .
2. The Former Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. 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**

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John Cashmore  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.