



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-038880-25

In the matter of: 2nd Floor, 30 Garthdale Court
North York ON M3H5P8

Between: Antonio Letra Landlord

And

Kathy Hulan Former Tenants
Arthur Silva

Antonio Letra (the 'Landlord') applied for an order requiring Kathy Hulan and Arthur Silva (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

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

Only the Landlord and the Landlord's Legal Representative Antonio Letra attended the hearing.

As of 10:44 a.m., the Former Tenants were 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 Tenants must pay the Landlord \$19,557.00 by February 10, 2026.
2. I am satisfied that the Landlord served the Former Tenants with the application and Notice of Hearing at least 30 days before the hearing in accordance with in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on November 13, 2025 by sending them to the Former Tenants' current residence.
4. The Former Tenants vacated the rental unit on June 28, 2024.
5. 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

6. The lawful rent was \$1,800.00. It was due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: $\$1,800.00 \times 12$, divided by 365 days.
8. The Former Tenants have not made any payments since the application was filed.
9. The tenancy ended on June 28, 2024, as a result of the Former Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenants' obligation to pay rent ended on that date. At the hearing, the Landlord advised they were seeking arrears of rent to May 31, 2024.
10. The rent arrears and daily compensation owing to May 31, 2024 are \$19,371.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenants shall pay to the Landlord \$19,371.00, which represents rent and compensation owing up to May 31, 2024.
2. The Former Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenants owes the Landlord is \$19,557.00.
4. If the Former Tenants do not pay the Landlord the full amount owing on or before February 10, 2026, the Former 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

John Cashmore
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.