



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-039291-25

In the matter of: 106, 1224 COLDSTREAM DR
OSHAWA ON L1K1A3

Between: Bloom Oshawa Retirement Community Landlord

And

Robert Burdett Former Tenant

Bloom Oshawa Retirement Community (the 'Landlord') applied for an order requiring Robert Burdett (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 Sylwia McArrthur attended the hearing.

As of 12:00 p.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 \$8,350.92 by February 13, 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.
3. These documents were served on December 15, 2025 by sending them to the Former Tenant's current residence.
4. The Former Tenant vacated the rental unit on March 22, 2025.
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 \$2,764.00. It was due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$90.87. This amount is calculated as follows: $\$2,764.00 \times 12$, divided by 365 days.
8. The Former Tenant has not made any payments since the application was filed.
9. The tenancy ended on March 22, 2025 as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. The Former Tenant's obligation to pay rent ended on March 31, 2025 however the Landlord only sought arrears of rent and compensation up to March 22, 2025.
10. The rent arrears and daily compensation owing to March 22, 2025 are \$8,164.92.
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 Tenant shall pay to the Landlord \$8,164.92, which represents rent and compensation owing up to March 22, 2025.
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 \$8,350.92.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before February 13, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 14, 2026 at 4.00% annually on the balance outstanding.

February 2, 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.