



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-091229-25

In the matter of: 2201, 33 WOOD ST
TORONTO ON M4Y2P8

Between: FIRST ELNOR HOLDINGS LIMITED Landlord

And

THE ESTATE OF SARATH TUNUGUNTA Tenant

FIRST ELNOR HOLDINGS LIMITED (the 'Landlord') applied for an order requiring THE ESTATE OF SARATH TUNUGUNTA (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

Only the Landlord's Legal Representative, S. Marchionne, attended the hearing.

As of 1:30 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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 Landlord's Legal Representative submitted that the Tenant passed away on October 17, 2025. Therefore, the application is amended to reflect the Tenant as The Estate of Sarath Tunugunta.
2. As per subsection 91(1) of the *Residential Tenancies Act, 2006* (the 'Act'), the tenancy shall be deemed to be terminated 30 days after the death of a tenant. Therefore, I find that this tenancy lawfully terminated as of November 16, 2025.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant did not pay the total rent they were required to pay for the period from May 1, 2025 to November 16, 2025.
5. The lawful rent is \$1,701.74. It is due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears and daily compensation owing to November 16, 2025 are \$8,003.64.

8. The Landlord collected a rent deposit of \$1,550.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$72.72 is owing to the Tenant for the period from January 1, 2024 to November 16, 2025.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$6,566.92. This amount includes rent arrears owing up to November 16, 2025 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 10, 2026, the Tenant 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

Lisa Del Vecchio
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.