



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

File Number: LTB-L-087113-25

In the matter of: 11, 2850 KEELE ST
NORTH YORK ON M3M2G8

Between: Westhaven Property Management Inc. Landlord

And

Kevin Alexis Menjivar Espinoza Tenants
Ammy Rebeca Lozano

Westhaven Property Management Inc. (the 'Landlord') applied for an order requiring Kevin Alexis Menjivar Espinoza and Ammy Rebeca Lozano (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on January 15, 2026.

Only the Landlord's Representative, Anthony Michael Crupi, attended the hearing.

As of 1:20 p.m., the Tenants were 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. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from August 1, 2025, to January 31, 2026.
3. The lawful rent is \$2,153.78. It is due on the 1st day of each month.
4. The Tenants have paid \$8,684.15 to the Landlord after the application was filed.
5. The rent arrears owing to January 31, 2026, are \$(69.78).
6. 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 Tenants shall pay to the Landlord \$116.22. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.

2. If the Tenants do not pay the Landlord the full amount owing on or before February 13, 2026, the Tenants 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

Jagger Benham

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.