



Order under Section 94 Residential Tenancies Act, 2006

File Number: LTB-L-073875-25

In the matter of: 1507, 190 CLARK BLVD
BRAMPTON ON L6T4A8

Between: 190 Clark Apartments Limited c/o Realstar Corp. Landlord

And

Ray Thompson Tenant
Paula Thompson

190 Clark Apartments Limited c/o Realstar Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Ray Thompson and Paula Thompson (the 'Tenant') because the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on October 28, 2025.

Only the Landlord's Agent Tina Marshall and the Landlord's Legal Representative Martin Zarnett attended the hearing.

As of 9:48 am, 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for the claim for compensation in the application.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on September 20, 2025.

4. The Landlord terminated the employment of the Tenant on August 21, 2025. The Tenant has not vacated the superintendent's premises and more than one week has passed since their employment was terminated.
5. The Tenant was required to pay the Landlord \$1,928.32 in daily compensation for use and occupation of the rental unit for the period from August 29, 2025 to September 20, 2025.
6. Based on the monthly rent, the daily compensation is \$83.84. This amount is calculated as follows: \$2,550.00 x 12, divided by 365 days.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of September 20, 2025.
2. The Tenant shall pay to the Landlord \$1,928.32, which represents compensation for the use of the unit from August 29, 2025 to September 20, 2025.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$2,114.32.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

February 4, 2026
Date Issued

Kyle Anderson
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.

