



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-047300-25

In the matter of: 162 Cambridge Rd. East
Crystal Beach ON L0S1B0

Between: Jasmine Jones Landlord
Brenda Jones

And

Brian Carney Former Tenant

Jasmine Jones and Brenda Jones (the 'Landlord') applied for an order requiring Brian Carney (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 3, 2026.

The Landlord and the Tenant attended the hearing.

Only the Landlord's Legal Representative Adam Hamdani and the Landlords attended the hearing.

As of 9:20 a.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.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted 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 December 19, 2025, by serving the Tenant at their email address bcarneytrucking@gmail.com. I am satisfied this was the email used during the tenancy for communication with the Landlord and Mr. Hamdani. Furthermore, the Tenant himself used the same email address filing a review for his application LTB-T-093412-24, on June 3, 2025.

4. The Former Tenant vacated the rental unit on March 5, 2025.
5. The application was filed on June 9, 2025, which is within one year after the Former Tenant ceased to be in possession of the rental unit.
6. The Former Tenant has not made any payments since the application was filed.
7. The tenancy ended on as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
8. The rent arrears and daily compensation owing to are \$8,133.92.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$8,133.92, which represents rent and compensation owing up to .
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 \$8,319.92*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before February 24, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 25, 2026 at 4.00% annually on the balance outstanding.

February 13, 2026
Date Issued

Anthony Bruno
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$8,133.92
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,319.92