



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-022223-25

In the matter of: Lower Unit, 16 Hambly Avenue
Toronto ON M4E2R6

Between: Alper Harun Caglar Landlords
Sevinc Caglar

And

Bridget LaMarche Former Tenant

Alper Harun Caglar and Sevinc Caglar (the 'Landlords') applied for an order requiring Bridget LaMarche (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owe.

This application was heard by videoconference on February 10, 2026. The Landlords attended the hearing.

As of 10:11, 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 Landlords proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay to the Landlords \$8,309.60.
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 Rule 3.3 of the LTB's Rules of Procedure.
3. I am satisfied that the Landlords 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.
4. These documents were served on October 5, 2025, in person at the Tenant's residence.
5. The Former Tenant vacated the rental unit on March 5, 2025.

8. The lawful rent was \$1,610.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$52.93. This amount is calculated as follows: $\$1,610.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The tenancy ended on March 5, 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. Therefore, the Former Tenant's obligation to pay rent ended on that date.
12. The rent arrears and daily compensation owing to March 5, 2025, are \$8,309.60.
13. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlords \$8,309.60, which represents rent and compensation owing up to March 5, 2025.
2. The Former Tenant shall pay to the Landlords \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlords is \$8,495.60*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlords the full amount owing on or before February 28, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Jane Dean
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 March 5, 2025	\$8,309.60
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,495.60