



Order under Section 87 Residential Tenancies Act, 2006

Citation: Fredette-Boilard v Naklowych, 2026 ONLTB 14811

Date: 2026-02-18

File Number: LTB-L-022683-25

In the matter of: 4, 188 WILLIAM ST
CARLETON PLACE ON K7C1X3

Between: Jean-Bastien Fredette-Boilard Landlords
Miguel Ouellet-Thibault
Robert Norsworthy

And

Michael Naklowych Former Tenant

Jean-Bastien Fredette-Boilard, Miguel Ouellet-Thibault and Robert Norsworthy (the 'Landlord') applied for an order requiring Michael Naklowych (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 10, 2026. Landlords Miguel Ouellet-Thibault and Robert Norsworthy attended the hearing.

As of 10:27a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlords. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' 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 \$9,520.20.
2. I am satisfied that the Landlords 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 November 22, 2025, by hand delivery to the Former Tenant's new address.
5. The Former Tenant vacated the rental unit on December 7, 2024.
8. The lawful rent was \$1,800.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: $\$1,800.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The tenancy ended on January 7, 2024, 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 December 7, 2024, are \$11,206.45.
13. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. The Landlords collected a rent deposit of \$1,800.00 from the Former Tenant and this deposit is still being held by the Landlords. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
16. Interest on the rent deposit, in the amount of \$31.07 is owing to the Former Tenant for the period from May 1, 2023 to January 7, 2024.

It is ordered that:

1. The Former Tenant shall pay to the Landlords \$11,206.45, which represents rent and compensation owing up to December 7, 2024.
2. The Former Tenant shall pay to the Landlords \$186.00 for the cost of filing the application.
3. The Landlords owes the Former Tenant \$1,872.25 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlords is \$9,520.20*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlords the full amount owing on or before March 1, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026, at 4.00% annually on the balance outstanding.

February 18, 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 Landlords:

Rent and Compensation Owing To December 7, 2024	\$11,206.45
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,800.00
Less the amount of the interest on the last month's rent deposit	- \$72.25
Total amount owing to the Landlord	\$9,520.20