



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-048141-25

In the matter of: 615, 80 MORNELLE CRT
SCARBOROUGH ON M1E4P8

Between: Enterprise Reit Operating LP Landlord

And

Pamela Mailett Former Tenant
Mark Cook

Enterprise Reit Operating LP (the 'Landlord') applied for an order requiring Pamela Mailett and Mark Cook (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on February 4, 2026 at 09:00 am.

Only the Landlord Representative Sam Ursino attended the hearing.

As of 09:30 am, the Former Tenants were 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 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 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.
4. These documents were served on October 21, 2025 by serving the Former Tenants at their current residence.
5. The Former Tenant vacated the rental unit on November 4, 2024.

6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and daily compensation owing

8. The lawful rent was \$2,084.96. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$68.55. This amount is calculated as follows: $\$2,084.96 \times 12$, divided by 365 days.
10. The Former Tenants have not made any payments since the application was filed.
11. The tenancy ended on November 4, 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 November 4, 2024 are \$14,954.45.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

15. The Landlord collected a rent deposit of \$2,084.96 from the Former Tenant and this deposit is still being held by the Landlord. 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 \$5.00 is owing to the Former Tenant for the period from January 1, 2025 to November 4, 2024

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$14,954.45, which represents rent and compensation owing up to November 4, 2024.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$2,076.82 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 that the Former Tenants owe the Landlord is \$13,050.49*. See attached Schedule 1, Summary of Calculations attached.

5. If the Former Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Landlord 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

Kelly Delaney
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 November 4, 2024	\$14,954.45
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,084.96
Less the amount of the interest on the last month's rent deposit	- \$5.00
Total amount owing to the Landlord	\$13,050.49