



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-101523-25

In the matter of: 105, 161 ATHOL ST E
OSHAWA ON L1H1K2

Between: ALMA Oshawa GP Inc. Landlord

And

Jason Alba Tenant

ALMA Oshawa GP Inc. (the 'Landlord') applied for an order requiring Jason Alba (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 11, 2026.

The Landlord's Legal Representative Sara Murtadha and the Tenant attended the hearing.

At the hearing the parties consented to the following order:

It is agreed by the parties:

1. Tenant vacated the rental unit on January 23, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2024 to January 23, 2026.
3. The lawful rent is \$1,566.43. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to January 23, 2026 are \$8,484.67.
7. The Landlord collected a rent deposit of \$1,450.40 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

8. Interest on the rent deposit, in the amount of \$48.36 is owing to the Tenant for the period from September 1, 2024 to January 23, 2026.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered in consent that:

1. The Tenant shall pay to the Landlord \$7,171.91. This amount includes rent arrears owing up to January 23, 2026 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

February 17, 2026
Date Issued

Reid Jackson
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.