



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-093946-25

In the matter of: 38 Desiree Place
Bolton, ON L7E4L2

Between: Ruchi Bhardwaj Landlord

And

Claudia Lozano Mairena Tenant
Karen Bonilla Martinez
Obed Bonilla Martinez

Ruchi Bhardwaj (the 'Landlord') applied for an order to terminate the tenancy and evict Claudia Lozano Mairena, Karen Bonilla Martinez and Obed Bonilla Martinez (collectively the 'Tenant') because the Tenant did not pay the rent owed.

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

The Landlord, the Landlord's support person, Joshi Preetika, and the Tenant Obed Bonilla Martinez, on his own behalf, attended the hearing.

The Tenant declined to meet with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. Tenant Obed Bonilla Martinez vacated the rental unit on April 4, 2025, as a result of a no-contact order, however, he did not provide notice to the Landlord.
4. The two remaining Tenants vacated the rental unit on January 1, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.

5. The lawful rent is \$3,200.00. It was due on the 1st day of each month.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to December 31, 2025, are \$9,600.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$3,200.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$70.14 is owing to the Tenant for the period from February 15, 2025, to December 31, 2025.
11. Tenant Obed Bonilla Martinez agreed to pay \$2,171.95 towards the arrears by May 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 1, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$6,515.86. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 1, 2026, the Tenants 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

Ken Audziss
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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date, January 1, 2026	\$9,600.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,200.00
Less the amount of the interest on the last month's rent deposit	- \$70.14
Total amount owing to the Landlord	\$6,515.86