



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

File Number: LTB-L-103979-25

In the matter of: 457 BOLIVAR STREET
PETERBOROUGH ON K9J3W2

Between: DAVID DE MICHELE Landlord
BRIDGID YOUNG

And

DUSTIN BAIN Tenant

DAVID DE MICHELE and BRIDGID YOUNG (the 'Landlord') applied for an order requiring DUSTIN BAIN (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 17, 2026.

Only the Landlord, B. Young, attended the hearing.

As of 2:06 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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. The Tenant vacated the rental unit on February 4, 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 February 1, 2025 to February 4, 2026.
3. The lawful rent is \$2,800.00. 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 February 4, 2026. The Landlord requests rent to February 4, 2026. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to February 4, 2026 are \$17,818.20.

7. The Landlord collected a rent deposit of \$2,800.00 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 \$104.64 is owing to the Tenant for the period from July 5, 2024 to February 4, 2026.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$15,099.56. This amount includes rent arrears owing up to February 4, 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 March 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 4, 2026 at 4.00% annually on the balance outstanding.

February 20, 2026
Date Issued

Mayra Sawicki
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.