



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085469-25

In the matter of: 209, 316 BRUYERE ST
OTTAWA ON K1N0C3

Between: Purbita Sengupta Landlord

And

Carine Latourelle Tenant
Joelle Sciubak

Purbita Sengupta (the 'Landlord') applied for an order to terminate the tenancy and evict Carine Latourelle and Joelle Sciubak (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 28, 2026.

Only the Landlord's Legal Representative, Ahmad Alzameli, attended the hearing.

As of 1:28 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. As explained below, the Landlord has proven on a balance of probabilities the claim for compensation in the application. Therefore, Tenant shall pay to the Landlord \$2,937.87.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on December 31, 2025.
4. The Landlord served the N12 notice on the Tenant on September 25, 2025, with the date of termination of November 30, 2025.

5. The Tenant was required to pay the Landlord \$2,751.87 in daily compensation for use and occupation of the rental unit for the period from December 1, 2025 to December 31, 2025.
6. Based on the monthly rent, the daily compensation is \$88.77. This amount is calculated as follows: $\$2,700.00 \times 12$, divided by 365 days.
7. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 31, 2025.
2. The Tenant shall pay to the Landlord \$2,751.87, which represents compensation for the use of the unit from December 1, 2025 to December 31, 2025.
3. 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

Allana McComb
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.