



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102038-25

In the matter of: 2001, 35 BROCK ST
HAMILTON ON L8L4L7

Between: InterRent Holdings Manager LP. Landlord

And

Jason Scarlino Tenant

InterRent Holdings Manager LP. (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Scarlino (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026.

The Landlord and the Tenant attended the hearing. Only the Landlord's representative, Callie Crosbie, attended the hearing. As of 10:49 a.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 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,074.29. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$68.20. This amount is calculated as follows: \$2,074.29 x 12, divided by 365 days.
5. The Tenant has paid \$3,556.29 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$3,152.31.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,035.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$31.26 is owing to the Tenant for the period from May 28, 2025 to February 18, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
11. The Landlord's representative indicated that the Landlord was agreeable to a payment plan proposed by the Tenant to allow the Tenant an opportunity to preserve the tenancy. As such, I find it reasonable and appropriate to grant relief.

It is ordered that:

1. The Landlord's application to terminate the tenancy and evict the Tenant is denied, subject to the condition that the Tenant pays to the Landlord \$3,338.31 as follows:
 - a) Starting March 2026 through to and including July 2026, the Tenant shall pay the Landlord \$550.00 on or before the 1st day of each month.
 - b) On or before August 1, 2026, the Tenant shall pay \$588.31.
2. Starting March 2026 through to and including August 2026, the Tenant shall pay the lawful monthly rent on or before the 1st day of each month.
3. If the Tenant fails to make any one of the payments in accordance with paragraphs 1 and 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, and within 30 days of any breach of the order, apply to the Board pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 26, 2026
Date Issued

Dawn Sullivan
Vice Chair, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 10, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$6,708.60
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,556.29
Total the Tenant must pay to continue the tenancy	\$3,338.31

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 9, 2026

Rent Owing To March 31, 2026	\$8,782.89
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,556.29
Total the Tenant must pay to continue the tenancy	\$5,412.60

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$5,861.91
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,556.29
Less the amount of the last month's rent deposit	- \$2,035.00
Less the amount of the interest on the last month's rent deposit	- \$31.26
Total amount owing to the Landlord	\$425.36
Plus daily compensation owing for each day of occupation starting February 19, 2026	\$68.20 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

