



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

File Number: LTB-L-102543-25

In the matter of: 2A, 508 PALMERSTON BLVD
TORONTO ON M6G2P3

Between: MARIA FERREIRA Landlord

And

EMANUEL CORTES OROZCO Tenant

MARIA FERREIRA (the 'Landlord') applied for an order requiring EMANUEL CORTES OROZCO (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 24, 2026.

Only the Landlord's Representative, Mark Ciobotaru, attended the hearing.

As of 10:40am, 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 was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$1,875.00. It is due on the 1st day of each month.
3. The Tenant made no payments after the application was filed.
4. The rent arrears owing to February 28, 2026, are \$16,875.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,557.00 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.

It is ordered that:

1. The Tenant shall pay to the Landlord \$17,061.00. This amount includes rent arrears owing up to February 28, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 15, 2026, at 4.00% annually on the balance outstanding.

March 3, 2026

Date Issued

Ilan Shingait

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.