



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

File Number: LTB-L-103998-25

In the matter of: B, 85 Croatia Ave
SCHUMACHER ON P0N1G0

Between: Loic Morin Landlord

And

Tamara Christine Tenant

Loic Morin (the 'Landlord') applied for an order requiring Tamara Christine (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 26, 2026.

Only the Landlord attended the hearing.

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 January 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 June 1, 2025 to January 4, 2026. The Landlord seeks arrears to December 31, 2025 and is waiving any arrears after December 31, 2025.
3. The lawful rent is \$940.00. It is due on the 1st day of each month.
4. The Tenant has paid \$1,200.00 to the Landlord after the application was filed.
5. The rent arrears to December 31, 2025 are \$5,380.00.
6. 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 \$4,595.45. This amount includes rent arrears owing up to December 31, 2025, the cost of the application, the last month's rent deposit and the interest owing on the last month's rent deposit.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 17, 2026 at 4.00% annually on the balance outstanding.

March 5, 2026
Date Issued

Brett Lockwood
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.