



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

File Number: LTB-L-100546-25

In the matter of: 2510, 666 SPADINA AVE
TORONTO ON M5S2H8

Between: SPADINA TOWERS INC Landlord

And

MIGUEL-JOSE CARRASCO Tenants
RICARDO-ANDRES CARRASCO
LUIS FERNANDEZ

SPADINA TOWERS INC (the 'Landlord') applied for an order requiring MIGUEL-JOSE CARRASCO, RICARDO-ANDRES CARRASCO and LUIS FERNANDEZ (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on February 25, 2026. Only the Landlord's Legal Representative, Mark Ciobotaru, attended the hearing.

As of 9:47 a.m., the Tenants were 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 Tenants vacated the rental unit on December 31, 2025. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from July 1, 2023 to December 31, 2025.
3. The lawful rent is \$2,744.66. It is due on the 1st day of each month.
4. The Tenants have paid \$31.00 to the Landlord since the application was filed.
5. There was no evidence or submissions to suggest the Tenants did not vacate in accordance with a notice of termination, LTB order, or agreement to terminate the tenancy. Therefore, I find that the Tenants' obligations to pay the monthly rent ended on December 31, 2025, the date the Tenants vacated the rental unit.
6. The rent arrears and daily compensation owing to December 31, 2025 are \$6,349.83.

7. The Landlord collected a rent deposit of \$2,517.12 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$31.72, is owing to the Tenants for the period of July 1, 2025 to December 31, 2025.
8. The rent deposit and interest owing on the rent deposit is applied to the arrears of rent because the tenancy is terminated.
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 Tenants shall pay to the Landlord \$3,986.99. This amount includes rent arrears owing up to December 31, 2025 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Rachel Gibbons
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.