



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094374-25

In the matter of: 501, 4340 BATHURST ST
NORTH YORK ON M3H3R5

Between: SKPM Rents 9 Landlord

And

Jamie Silva Tenant

SKPM Rents 9 (the 'Landlord') applied for an order to terminate the tenancy and evict Jamie Silva (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026.

Only the Landlord's legal representative, Sylwia McArthur and the Occupant, Monica Reyes attended the hearing.

As of 9:38 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:

Preliminary Issue-Named Tenant

1. At the hearing Monica Reyes stated at the hearing that Jamie Silva, the individual named as Tenant in the application, is merely a co-signer and does not reside in the rental unit. She submitted that she is the sole individual residing in the unit and the person who pays the monthly rent.
2. The Landlord's legal representative submitted that the Landlord was unaware that Jamie Silva does not reside in the rental unit and that, throughout the tenancy, all notices and correspondence have been issued solely to Jamie Silva.
3. No tenancy agreement was submitted into evidence to verify the named Tenant under the agreement. However, the Landlord provided a copy of the rental application, which indicates that Jamie Silva was the proposed sole Tenant. The rental application lists Monica Reyes and two other individuals as proposed occupants. The application is signed

by Mr. Silva, and photo identification attached to the application identifies Ms. Reyes and the others as occupants.

4. Although Ms. Reyes asserts that Mr. Silva does not and never has resided in the rental unit, the only documentary evidence before the Board identifies Jamie Silva as the sole applicant Tenant and the individual responsible for the terms of any tenancy agreement. There is no documentary evidence demonstrating that Monica Reyes is a Tenant under the tenancy agreement.
5. On a balance of probabilities, and based on the only evidence submitted, I find that Monica Reyes is an occupant and not a Tenant. As she is not a party to the tenancy agreement and not named as a Tenant in the application materials provided, she does not have standing as a Tenant in this proceeding. Accordingly, the matter shall proceed uncontested.

N4 Notice of termination

6. 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.
7. As of the hearing date, the Tenant was still in possession of the rental unit.
8. The lawful rent is \$1,916.74. It is due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$63.02. This amount is calculated as follows: \$1,916.74 x 12, divided by 365 days.
10. The Tenant has paid \$2,817.00 to the Landlord since the application was filed.
11. The rent arrears owing to February 28, 2026 are \$6,648.44.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. The Landlord collected a rent deposit of \$1,877.41 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.
14. Interest on the rent deposit, in the amount of \$50.61 is owing to the Tenant for the period from January 1, 2025 to February 3, 2026.
15. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$8,751.18 if the payment is made on or before March 21, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 21, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 21, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,178.74. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$63.02 per day for the use of the unit starting February 4, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 22, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 21, 2026, then starting March 22, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 22, 2026.

March 10, 2026
Date Issued

Christina Philp
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 22, 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 March 21, 2026

Rent Owing To March 31, 2026	\$11,382.18
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,817.00
Total the Tenant must pay to continue the tenancy	\$8,751.18

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

Rent Owing To Hearing Date	\$7,737.76
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,817.00
Less the amount of the last month's rent deposit	- \$1,877.41
Less the amount of the interest on the last month's rent deposit	- \$50.61
Total amount owing to the Landlord	\$3,178.74
Plus daily compensation owing for each day of occupation starting February 4, 2026	\$63.02 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	