



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-048979-25

In the matter of: B, 1301 ANTON SQ
PICKERING ON L1V5S4

Between: Thomas Noirot Landlord

And

Kaydeen Aliseen Former Tenant
Trevor Rodrigues

Thomas Noirot (the 'Landlord') applied for an order requiring Kaydeen Aliseen and Trevor Rodrigues (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 5, 2026.

The Landlord and an agent for the Landlord, Melissa Noirot, the Landlord's wife attended the hearing.

As of 9:45am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure. These documents were served on December 17, 2025 by mail.
2. The Landlord agent stated the Former Tenant provided their forwarding address when they vacated the rental unit.
3. The Former Tenant vacated the rental unit on May 31, 2025.
4. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
5. The Landlord requested to amend the application to correct a clerical error in the application ledger.

6. Section 212 of the *Residential Tenancies Act*, 2006 (the “Act”) states:

Substantial compliance sufficient

212 (1) Substantial compliance with this Act respecting the contents of forms, notices or documents is sufficient. 2006, c. 17, s. 212.

When error still constitutes substantial compliance

(2) For greater certainty, an error in the contents of a form, notice or document still constitutes substantial compliance with this Act, as long as the error does not significantly prejudice a party’s ability to participate in a proceeding under this Act. 2024, c. 28, Sched. 24, s. 1.

7. I do not find the Landlord’s request to be prejudicial to the Former Tenant. The Landlord sought to amend the ledger as the rental periods identified in the application start and end on the first of each month.
8. The Landlord stated they are seeking arrears in the amount of \$14,7000.00 for the period from November 1, 2024 to May 31, 2025.
8. The Landlord stated the Former Tenant had made payments of \$9,400.00 since the application was filed.
9. The rent arrears owing are \$5,300.00.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. The Landlord collected a rent deposit of \$2,100.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
15. Interest on the rent deposit, in the amount of \$39.27 is owing to the Former Tenant for the period from September 1, 2024 to May 31, 2025.
16. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$5,300.00, which represents rent and compensation owing up to May 31, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$2,139.27 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.

4. The total amount the Former Tenant owes the Landlord is \$3,346.73*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before March 17, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 18, 2026 at 4.00% annually on the balance outstanding.

March 6, 2026

Date Issued

Greg Brocanier

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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$5,300.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit and interest	- \$2,139.27
Total amount owing to the Landlord	\$3,346.73