



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

File Number: LTB-L-091806-25-**AM**

In the matter of: 201, 25 CAPREOL CRT
TORONTO ON M5V3Z7

Between: Zhao Sheng Chen Landlord

And

Johnny Mcrory

Tenant

This order amends the original order issued on January 28, 2026, which contained a clerical error. The name "Gisella Correia" was removed from the application and order. This amendment reflects that removal.

Zhao Sheng Chen (the 'Landlord') applied for an order requiring Johnny Mcrory (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 20, 2026.

Only the Landlord's Representative, Andy Wang attended the hearing.

As of 10:00 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:

1. The Tenant vacated the rental unit on November 1, 2025. 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 August 25, 2025 to November 1, 2025.
3. The lawful rent is \$1,650.00. It is due on the 25th day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears and daily compensation owing to November 1, 2025 are \$3,734.00.

6. The Landlord collected a rent deposit of \$1,600.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$166.60 is owing to the Tenant for the period from February 25, 2021, to November 1, 2025.
8. 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 \$2,153.40. This amount includes rent arrears owing up to November 1, 2025, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 8, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 9, 2026, at 4.00% annually on the balance outstanding.

March 5, 2026
Date Amended

January 28, 2026
Date Issued

Teresa Hunt
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.