



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-057416-25

In the matter of: Unit A, 50 RADESKI ST
TRENTON ON K8V6B5

Between: Shevonne Atkinson
Kingsley Atkinson
Landlords

And

Jeannette Cassibo
Tyler Cassibo
Former Tenants

Shevonne Atkinson and Kingsley Atkinson (the 'Landlords') applied for an order requiring Jeannette Cassibo and Tyler Cassibo (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

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

The Landlords and the Landlords' Representative, Deanna M. Veinott and the Former Tenants attended the hearing.

Determinations:

1. As explained below, the Landlords have proven the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenants shall be required to compensate the Landlords pursuant to the term of this order.
2. I am satisfied that the Landlords served the Former Tenants with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. The L10 application, Notice of Hearing, and evidence documents were served on January 26, 2026, by way of email communication.
4. The Former Tenants vacated the rental unit on June 15, 2025.
5. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit. [Rent and daily compensation owing]
8. The lawful rent was \$2,300.00. It was due on the 1st day of each month.

9. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
10. The Former Tenants have not made any payments since the application was filed.
11. The Former Tenants did not dispute the arrears claimed by the Landlords, nor did they dispute the date on which the Landlords claimed that the Former Tenants vacated the rental unit. The former Tenants did wish to raise issues under s. 82 of the Act, but they failed to upload any issues to the portal and/or serve the Landlords with a copy of said issues in advance of the hearing. Accordingly, the Former Tenants were not permitted to raise the issues, but this does not prevent the Former Tenants from filing their own application.
12. The Former Tenants did ask that any interest ordered on the amount owing start on April 1, 2026. The Landlord was not opposed to this request.
13. The tenancy ended on June 15, 2025, as a result of the Former Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
14. The rent arrears and daily compensation owing to June 15, 2025, are \$6,550.00.
15. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
16. The Landlords collected a rent deposit of \$2,300.00 from the Former Tenants and this deposit is still being held by the Landlords. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Former Tenants are required to pay.
15. Interest on the rent deposit, in the amount of \$72.47 is owing to the Former Tenants for the period from March 13, 2024, to June 15, 2025.

It is ordered that:

1. The Former Tenants shall pay to the Landlords \$6,550.00, which represents rent and compensation owing up to June 15, 2025.
2. The Former Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
3. The Landlords owe \$2,372.47 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 Tenants.
4. The total amount the Former Tenants owe the Landlords is \$4,363.53*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenants do not pay the Landlords the full amount owing on or before March 31, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 11, 2026
Date Issued

Ilan Shingait
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 June 15, 2025	\$6,550.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,300.00
Less the amount of the interest on the last month's rent deposit	- \$72.47
Total amount owing to the Landlord	\$4,363.53