



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-058443-25

In the matter of: BASEMENT, 1287 DIANE ST
SUDBURY ON P3A4H4

Between: Amanda Pellinen Landlord

And

Sandy Lowe Former Tenant

Amanda Pellinen (the 'Landlord') applied for an order requiring Sandy Lowe (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

Only the Landlord and the Landlord's Representative, Angie Gravelle attended the hearing.

As of 9:44 a.m., 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall be required to compensate the Landlord pursuant to the terms of this order.
2. 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.
3. The L10 application, Notice of Hearing, and evidence documents were served on November 4, 2025, by mailing a copy of the documents to the Former Tenant's current place of residence, deemed served November 9, 2025.
4. The Former Tenant vacated the rental unit on August 31, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

8. The lawful rent was \$1,725.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$56.71. This amount is calculated as follows: \$1,725.00 x 12, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The tenancy ended on August 31, 2024, as a result of the Former Tenant moving out in accordance with an agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
12. The rent arrears and daily compensation owing to August 31, 2024, are \$5,525.00.
13. 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 \$1,725.00 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 \$21.74 is owing to the Former Tenant for the period from March 1, 2024, to August 31, 2024.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$5,525.00, which represents rent and compensation owing up to August 31, 2024.
2. The Former Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$1,746.74 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 \$3,964.26*. 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 21, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 22, 2026, at 4.00% annually on the balance outstanding.

March 10, 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 August 31, 2024	\$5,525.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,725.00
Less the amount of the interest on the last month's rent deposit	- \$21.74
Total amount owing to the Landlord	\$3,964.26