



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-062590-25

In the matter of: 29 CLIFFORD ST
ORILLIA ON L3V1C7

Between: Ngai Hung Wong Landlord

And

Brian Martin Former Tenant

Ngai Hung Wong (the 'Landlord') applied for an order requiring Brian Martin (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 19, 2026.

The Landlord was represented at the hearing by Joan Henderson.

As of 10:22 AM, 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 must pay the Landlord \$1,959.04.
2. I am satisfied that the Landlord served the Former Tenant 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. These documents were served on October 24, 2025, by mail to the Former Tenant's current address.
4. The Former Tenant vacated the rental unit on July 31, 2024.
5. The rent arrears and daily compensation owing to July 31, 2024, are \$2,150.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$300.00 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.
8. Interest on the rent deposit, in the amount of \$76.96 is owing to the Former Tenant for the period from January 2, 2010 to July 31, 2024

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$2,150.00, which represents rent and compensation owing up to July 31, 2024.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$376.96 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 \$1,959.04*. 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 24, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 25, 2026, at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Bryan Delorenzi
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 July 31, 2024	\$2,150.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$300.00
Less the amount of the interest on the last month's rent deposit	- \$76.96
Total amount owing to the Landlord	\$1,959.04