



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-101781-25

In the matter of: 25 PRIMROSE HTS
TOTTENHAM ON L0G1W0

Between: Jaimeen Patel Landlords
Gautam Patel

And

Jacob Hidalgo Tenants
Nicoleena Wocket Armanetti

Jaimeen Patel and Gautam Patel (the 'Landlords') applied for an order to terminate the tenancy and evict Jacob Hidalgo and Nicoleena Wocket Armanetti (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlords attended the hearing.

As of 1:36 p.m., the Tenants were 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 Landlords' evidence.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on February 15, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,900.00. It was due on the 1st day of each month.
5. The Tenants had not made any payments since the application was filed.
6. The rent arrears owing to February 15, 2026, are \$18,830.13.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of February 15, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$19,016.13. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before March 27, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 28, 2026, at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

Allana McComb
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date, February 15, 2026	\$18,830.13
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$19,016.13