



Amended Order
Order under Section 87
Residential Tenancies Act, 2006
And section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-092682-24-AM

In the matter of: 1901, 85 QUEENS WHARF RD
TORONTO ON M5V0J9

Between: Min Young Son Landlords
Moo Zong Kim

And

Jaylene Howarth Former Tenants
Heidi Howarth

Min Young Son and Moo Zong Kim (the 'Landlords') applied for an order requiring Jaylene Howarth and Heidi Howarth (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenant owe.

This application was heard by videoconference on December 22, 2025.

The Landlord, Moo Zong Kim, and the Former Tenant, Heidi Howarth, attended the hearing.

This amended order is issued to correct clerical errors in the order issued on February 9, 2026.

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, compensation as awarded as detailed below.
2. I am satisfied that the Landlord 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. These documents were served on September 25, 2025 by mail.
4. The Former Tenants vacated the rental unit on October 31, 2024.
5. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.

Rent owing

6. The Former Tenants have not made any payments since the application was filed.
8. The tenancy ended on October 31, 2024 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 Tenants' obligation to pay rent ended on that date.
9. The rent arrears owing to October 31, 2024 is \$1,950.00. This arrears flows from partial payment of rent to the Landlord in September 2024 (\$2,000.00 paid of \$3,950.00 due).
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

11. The Landlord collected a rent deposit of \$3,950.00 from the Former Tenants and this deposit was applied to the last month's rent (October 2024).
12. Interest on the rent deposit, in the amount of \$123.93 is owing to the Former Tenants for the period from to July 1, 2023 to September 30, 2024.
13. **The Landlord collected a key deposit of \$300.00 from the Former Tenants and this key deposit shall be returned to the Tenants.**

It is ordered that:

1. The Former Tenants shall pay to the Landlord \$1,950.00, which represents rent and compensation owing up to October 31, 2024.
2. The Former Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$123.93 which is the amount of interest on the rent deposit, and this is deducted from the amount owing by the Former Tenants.
4. **The Landlord also owes \$300.00 which is the amount of the key deposit, and this is also deducted from the amount owing by the Former Tenants.**
5. The total amount owed by the Former Tenants to the Landlord is ~~\$2,012.07~~ **\$1,712.07**.
6. If the Former Tenants do not pay the Landlord the full amount owing on or before **March 27, 2026** ~~February 20, 2026~~, the Former Tenants will start to owe interest. This will be simple interest calculated from **February 21 March 28**, 2026 at 4.00% annually on the balance outstanding.

February 9, 2026
Date Issued

Curtis Smith
 Member, Landlord and Tenant Board

March 16, 2026
Date Amended

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 Tenants must pay the Landlord:

Rent and Compensation Owing To October 31, 2024	\$1,950.00
Application Filing Fee	\$186.00
Less the amount of the interest on the rent deposit	- \$123.93
<u>Less the amount of the key deposit</u>	<u>-\$300.00</u>
Total amount owing to the Landlord	<u>\$1,712.07</u> <u>\$2,012.07</u>