



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-024574-25

In the matter of: Unit 2, 221 ALFRED ST
VANIER ON K1L6W3

Between: Jing Qiong Chen Landlord

And

Rebecca Ruth Jones Former Tenant
Jeremy Netser

Jing Qiong Chen (the 'Landlord') applied for an order requiring Rebecca Ruth Jones, Sharon Jones and Jeremy Netser (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 25, 2026.

Only the Landlord attended the hearing.

As of 9:51am, 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.

Preliminary:

Former Tenant is a minor

1. The Landlord's legal representative stated he believed one of the Former Tenants names on the application, Sharon Jones, was a minor.
2. The application is amended to remove Sharon Jones and is reflected in this order.

Determinations:

3. 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. These documents were served to the Former Tenant on January 20, 2026 by email.
4. The Landlord's legal representative stated he had been in communication with the Former Tenant by phone and the Former Tenant had acknowledged receipt of the Landlord's documents.
5. The Former Tenant vacated the rental unit on November 30, 2024.
6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
7. The Landlord's legal representative stated the Landlord is seeking arrears of rent in the amount of \$6,096.25 for the period from September 1, 2024 to October 31, 2024.
8. The Former Tenant has paid \$2,066.12 to the Landlord since the application was filed.
9. The rent arrears and daily compensation owing to November 30, 2024 are \$4,030.13.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. The Landlord collected a rent deposit of \$2,150.00 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.
16. Interest on the rent deposit, in the amount of \$109.12 is owing to the Former Tenant for the period from November 20, 2022 to November 30, 2024.
17. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,030.13, which represents rent and compensation owing up to November 30, 2024.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$2,259.12 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 \$1,957.01*. 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 28, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 29, 2026 at 4.00% annually on the balance outstanding.

March 17, 2026
Date Issued

Greg Brocanier
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 November 30, 2024	\$6,096.25
Application Filing Fee	\$186.00
Less the amount the Former Tenant paid to the Landlord since the application was filed	- \$2,066.12
Less the amount of the last month's rent deposit	- \$2,150.00
Less the amount of the interest on the last month's rent deposit	- \$109.12
Total amount owing to the Landlord	\$1,957.01