



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

File Number: LTB-L-107185-25

In the matter of: 1, 315A INDIAN GROVE
TORONTO ON M6P2H6

Between: Joseph Grignano Landlords
Lisa Grignano
Maria Grignano

And

Adriana Santamaria Cortes Tenants
Diego Garcia Santamaria
Kateryne Santmaria Cortes

Joseph Grignano, Lisa Grignano and Maria Grignano (the 'Landlords') applied for an order to terminate the tenancy and evict Adriana Santamaria Cortes, Diego Garcia Santamaria and Kateryne Santmaria Cortes (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 9, 2026.

Only the Landlord's Representative, Julia MacDonald, attended the hearing.

As of 9:22 a.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 landlord's 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 17, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,148.40. 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 17, 2026, are \$7,803.71.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$1,995.00 from the Tenants, and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$189.63, is owing to the Tenants for the period from October 1, 2020, to February 17, 2026.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of February 17, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$5,805.08. 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. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. 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 29, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 30, 2026, at 4.00% annually on the balance outstanding.

March 18, 2026
Date Issued

Dawn Carr
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	\$7,803.71
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,995.00
Less the amount of the interest on the last month's rent deposit	- \$189.63
Total amount owing to the Landlords	\$5,805.08