



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

File Number: LTB-L-109131-25

In the matter of: 349 OAKWOOD AVE
YORK ON M6E2W1

Between: Antonina Zambito Landlord

And

Kenisha Francis Tenant

Antonina Zambito (the 'Landlord') applied for an order to terminate the tenancy and evict Kenisha Francis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's agents, Antonina Zambito and Carmelo Ferlisi, attended the hearing.

As of 9:56 the Tenant was 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on January 22, 2026. The Landlord waived the rent after December 31, 2025.
4. The lawful rent is \$1,300.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$7,375.00.

7. The Landlord collected a rent deposit of \$1,300.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$235.65 is owing to the Tenant for the period from January 1, 2016 to January 22, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 22, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay the Landlord \$6,025.35.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 27, 2026, the Tenant 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

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 Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$7,375.00
Less the amount of the last month's rent deposit	- \$1,300.00
Less the amount of the interest on the last month's rent deposit	- \$235.65
Total amount owing to the Landlord	\$6,025.35