



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-077545-25

In the matter of: 312, 335 MELVIN AVE
HAMILTON ON L8H2K6

Between: Drake Property Management

Landlord

And

Amanda Paige Killby
Christopher Alan Ray

Former Tenants

Drake Property Management (the 'Landlord') applied for an order requiring Amanda Paige Killby and Christopher Alan Ray (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on March 12, 2026.

Only the Landlord's Legal Representative, Cristina Goncalves attended the hearing.

As of 9:45 a.m., the Former Tenants were 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

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Tenant shall pay to the Landlord \$7,430.94 which represents the rent and compensation owing to June 30, 2025 and the cost of filing this application.
2. I am satisfied that the Landlord served the Former Tenants 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.
3. 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.
4. These documents were served on November 21, 2025 by email.

5. The Former Tenants vacated the rental unit on June 30, 2025.
6. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.
8. Based on the rent, the daily rent/compensation is \$59.97. This amount is calculated as follows: $\$1,824.12 \times 12$, divided by 365 days.
9. The Former Tenants have not made any payments since the application was filed.
10. The tenancy ended on June 30, 2025 as a result of the Former Tenants moving out in accordance with an LTB order. Therefore, the Former Tenants' obligation to pay rent ended on that date.
11. The rent arrears and daily compensation owing to June 30, 2025 are \$9,044.68.
12. The Landlord incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
14. The Landlord collected a rent deposit of \$1,675.00 from the Former Tenants 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 Tenants are required to pay.
15. Interest on the rent deposit, in the amount of \$124.74 is owing to the Former Tenants for the period from to June 30, 2025

It is ordered that:

1. The Former Tenants shall pay to the Landlord \$9,044.68, which represents rent and compensation owing up to June 30, 2025.
2. The Former Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$1,799.74 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 Tenants.
4. The total amount the Former Tenants owe the Landlord is \$7,430.94*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenants do not pay the Landlord the full amount owing on or before March 29, 2026, the Former 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

Christopher Lin
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 Tenants must pay the Landlord:

Rent and Compensation Owing To June 30, 2025	\$9,044.68
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,799.74
Total amount owing to the Landlord	\$7,430.94