



Order under Section 87 Residential Tenancies Act, 2006

Citation: Wang v O'Reilly, 2026 ONLTB 24043

Date: 2026-03-26

File Number: LTB-L-063958-25

In the matter of: Unit 1104, 20 Bloorview Pl
North York ON M2J0A6

Between: Hua Wang Landlord

and

Margaret O'Reilly Former Tenant

Hua Wang (the 'Landlord') applied for an order requiring Margaret O'Reilly (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on March 4, 2026.

Only the Landlord's Legal Representative, Yun Tao Li, attended the hearing.

As of 10:38am, 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

Determinations:

1. As explained below, the Landlord has proven the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay the Landlord \$14,986.00.
2. I am satisfied that the Former Tenant was served with the application and Notice of Hearing ('NOH') at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure. These documents were served on February 2, 2026 by email and on the messaging platform WhatsApp. I am satisfied that the documents came to the Former Tenant's attention as the WhatsApp messages show that the Tenant received and read the message.
3. The Former Tenant vacated the rental unit on October 18, 2024. Therefore, the application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
8. The lawful rent was \$3,700.00. It was due on the 28th day of each month.

9. Based on the Monthly rent, the daily rent/compensation is \$121.64. This amount is calculated as follows: $\$3,700.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. Although the Landlord may be entitled to compensation for use of the unit beyond the date the Former Tenant vacated, the Landlord's Legal Representative confirmed the Landlord is not seeking any compensation beyond the unpaid rent up to the date the Former Tenant vacated the rental unit.
12. Therefore, the rent arrears and daily compensation owing to October 18, 2024 are \$13,654.44.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$13,654.44, which represents rent and compensation owing up to October 18, 2024.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$13,840.44*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before April 6, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 7, 2026 at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Candace Aboussafy
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 October 18, 2024	\$13,654.44
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$13,840.44