



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-106739-25

In the matter of: 6, 2 BLACKTHORN AVE
TORONTO ON M6N3H5

Between: PS SPICECART 2 BLACKTHORN INC. Landlord

And

ELISSA ALOISE Tenants
ENO AGASTRA

PS SPICECART 2 BLACKTHORN INC. (the 'Landlord') applied for an order requiring ELISSA ALOISE and ENO AGASTRA (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 4, 2026 at 9:43 a.m.

Only the Landlord's representative Ian Shemesh attended the hearing.

As of 9:43 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. The Tenant vacated the rental unit on January 9, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to January 9, 2026.
3. The Tenant did not pay the total rent they were required to pay for the period from October 1, 2025 to January 9, 2025.
4. The lawful rent is \$3,214.94. It is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.

6. The tenancy ended on January 9, 2026 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to January 9, 2025 are \$12,845.96.
8. The Landlord collected a rent deposit of \$2,950.00 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 is terminated.
9. Interest on the rent deposit, in the amount of \$227.96 is owing to the Tenant for the period from June 1, 2021 to January 9, 2025.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$9,854.00. This amount includes the rent arrears owing up to January 9, 2025 and the cost of the application, less the rent deposit and the interest owing on the rent deposit.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 8, 2026 at 4.00% annually on the balance outstanding.

March 27, 2026
Date Issued

Greg Witt
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.