



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-009846-25

In the matter of: Basement, 15 LACEY AVE
YORK ON M6M3L6

Between: Antonio Letra Landlord

And

Ricardo Mendonca Former Tenant

Antonio Letra (the 'Landlord') applied for an order requiring Ricardo Mendonca (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 13, 2026.

Only the Landlord and the Landlord's Legal Representative Nelson Cavalheiro attended the hearing.

As of 10:07 a.m., 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.

Procedural History:

1. The application appeared before the Board on August 14, 2025, and adjourned at the Landlord's request.

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities.
2. I am satisfied that the Landlord served the Former Tenant 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.
3. These documents were served on October 30, 2025, by email. I am satisfied based on the Landlord's evidence that the Tenant mailing address was obtained and these documents were served on the Tenant.

4. The Former Tenant vacated the rental unit on May 31, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit. The Tenant vacated the rental unit on May 31, 2024, and this application was filed on February 4, 2025, which is within one year.
6. The Former Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on May 31, 2024.
8. The rent arrears and daily compensation owing to are \$4,550.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,550.00, which represents rent and compensation owing up to May 31, 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 \$4,736.00*. 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 12, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 13, 2026 at 4.00% annually on the balance outstanding.

April 1, 2026

Date Issued

Anthony Bruno

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	\$4,550.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$4,736.00