



Order under Section 87 Residential Tenancies Act, 2006

Citation: J&A v Gilroy, 2026 ONLTB 26705

Date: 2026-03-30

File Number: LTB-L-083251-25

In the matter of: 29 1ST AVE S
CHESLEY ON N0G1L0

Between: Jaspreet Badwal Landlords
Sarbjit Singh

And

Erin Gilroy Former Tenants
George Holmes

Jaspreet Badwal and Sarbjit Singh (the 'Landlords') applied for an order requiring Erin Gilroy and George Holmes (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on February 2, 2026.

Only the Landlord Jaspreet Badwal attended the hearing.

As of 9:42 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 Landlords' evidence.

Determinations:

1. As explained below, the Landlords proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenants must pay to the Landlords \$5,036.00, which represents arrears of rent and daily compensation from May 1, 2025 to September 30, 2025 and the filing fee.
2. I am satisfied that the Landlords 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 Landlords 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 January 1, 2026 by email and text as granted by the Board by endorsement dated December 30, 2025.
5. At the hearing, the Landlord stated that the Former Tenants are common law partners. The text message sent to Former Tenant Erin Gilroy was read on January 1, 2025 and therefore I am satisfied that the documents came to the attention of the Former Tenants.
6. The Former Tenants vacated the rental unit on September 30, 2025.
7. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.

Rent and daily compensation owing

8. The lawful rent was \$1,250.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$41.10. This amount is calculated as follows: \$1,250.00 x 12, divided by 365 days.
10. The Former Tenants have not made any payments since the application was filed.
11. The tenancy ended on September 30, 2025 as a result of the Former Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenants' obligation to pay rent ended on that date.
12. At the hearing, the Landlords requested to amend the application to seek arrears of rent from May 1, 2025 to September 30, 2025. Arrears of rent to April 30, 2025 were already awarded by the Board by order LTB-L-001957-25 (L9 order) dated April 24, 2025.
13. The rent arrears and daily compensation owing to September 30, 2025 are \$4,850.00.
14. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

Rent Deposit

15. There is no last month's rent deposit. It was applied to the rent for December 2024.

It is ordered that:

1. The Former Tenants shall pay to the Landlords \$4,850.00, which represents rent and compensation owing up to September 30, 2025.
2. The Former Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.
3. The total amount the Former Tenants owe the Landlords is \$5,036.00*. See Schedule 1 for the calculation of the amount owing.

4. If the Former Tenants do not pay the Landlords the full amount owing on or before April 10, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from April 11, 2026 at 4.00% annually on the balance outstanding.

March 30, 2026

Date Issued

Margo den Haan

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 Landlords:

Rent and Compensation Owing To September 30, 2025	\$4,950.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5,036.00