



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005656-26

In the matter of: 209, 805 MARLBOROUGH ST N
CORNWALL ON K6H 5Y7

Between: Les Immeubles Cornwall Inc. Landlord

and

Juana Lopez Ruiz Tenants
Alicia Sharday Cea Lopez

Les Immeubles Cornwall Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Juana Lopez Ruiz and Alicia Sharday Cea Lopez (the 'Tenants') because the Tenants' did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 26, 2026.

The Landlord's representative, Lisa Lynn Duchene, and the Tenants' representative, Jennifer Niyonzima, attended the hearing.

Agreed Facts

1. The Tenants was in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on January 31, 2026, and rent arrears are calculated up to the date the Tenants vacated the unit.
3. The lawful rent is \$1,595.00. It was due on the 1st day of each month.
4. The Landlord collected a rent deposit of \$1,595.00 from the Tenants which was applied to the last month of the tenancy. In addition, interest on the last months' deposit was paid to January 31, 2026.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The rent arrears owing to January 31, 2026 with the filing fee are \$1,657.96.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$1,657.96. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application.
3. If the Tenants does not pay the Landlord the full amount owing on or before August 31, 2027, the Tenants will start to owe interest. This will be simple interest calculated from September 1, 2027 at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Adeela Alvez
Member, Landlord and Tenants 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.