



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-106296-25

In the matter of: 4091 GUNBY CRES
BURLINGTON ON L7M0A8

Between: Nahun Salinas Landlords
Maria Carreto

And

Jonathan Champ Tenant

Nahun Salinas and Maria Carreto (the 'Landlords') applied for an order to terminate the tenancy and evict Jonathan Champ (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's legal representative, Brenda Gurdado and the Landlord, Maria Carreto on behalf of both Landlords attended the hearing.

As of 2:01 p.m., the Tenant was 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 Landlords' evidence.

Determinations:

1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the 15th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 14, 2026 are \$10,000.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,500.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$326.73 is owing to the Tenant for the period from February 15, 2019 to February 26, 2026.
10. At the hearing, the Landlord's legal representative submitted that Order LTB-L-061406-25 was issued by the Board, terminating the tenancy effective March 1, 2026. The order requires the Landlords to apply the last month's rent deposit to the period of January 15, 2026 to February 14, 2026, and indicates that the Landlords have waived the per diem rent from February 15, 2026 to March 1, 2026.
11. As a result of the issuance of Order LTB-L-061406-25, the Landlords sought an order for the outstanding arrears up to January 14, 2026, and per diem rent commencing March 2, 2026 until the Tenant vacates the rental unit. I find the Landlords' request to be reasonable, as it does not conflict with Order LTB-L-061406-25 and provides compensation to the Landlords in the event the Tenant fails to vacate the unit on March 1, 2026.

It is ordered that:

1. The Tenant shall pay to the Landlords the amount of \$4,859.27. This amount represents arrears owing to January 14, 2026, the Landlords' cost of filing the application and interest owing to the Tenant on the last month's rent deposit for the period from February 15, 2019 to February 26, 2026.
2. The Tenant shall also pay the Landlords compensation of \$82.19 per day for the use of the unit starting March 2, 2026 until the date the Tenant moves out of the unit.
3. If the Tenant does not pay the Landlords the full amount owing on or before April 12, 2026, the 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

Christina Philp
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.