



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-069566-25

In the matter of: L102, 34 NOBLE ST
TORONTO ON M6K2C9

Between: T&T Lofts Limited Partnership Landlord

And

KATHRYN BUTLER Former Tenant

T&T Lofts Limited Partnership (the 'Landlord') applied for an order requiring KATHRYN BUTLER (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on March 10, 2026.

The Landlord's legal representative, Sylwia McArthur and the Former Tenant attended the hearing.

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 at least 30 days before the hearing in and 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 February 9, 2026 by mailing the documents to the Former Tenant's current address. The Former Tenant vacated the rental unit and moved into another rental unit owned by the Landlord.
4. The Former Tenant vacated the rental unit on August 15, 2025.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
6. The Landlord increased the rent effective on April 1, 2025 to \$3,843.75 in accordance with the *Residential Tenancies Act, 2006* (the "Act").
7. Based on the Monthly rent, the daily rent/compensation is \$126.36. This amount is calculated as follows: \$3,843.75 x 12, divided by 365 days.

8. The Former Tenant does not dispute the rent increase.
9. The Former Tenant has not made any payments since the application was filed.
10. The tenancy ended on August 15, 2025 as a result of the Former Tenant moving out 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 that date.
11. The rent arrears and daily compensation owing from May 1, 2025 to August 15, 2025 are \$13,539.08.
12. The Former Tenant does not dispute the arrears claimed in the application.
13. With the totality of the evidence and submissions before me and on a balance of probabilities I find the Landlord has provided the allegations for arrears owing in the application.
14. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. Landlord collected a rent deposit of \$3,750.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
16. Interest on the rent deposit, in the amount of \$133.30 is owing to the Former Tenant for the period from March 15, 2024 to August 15, 2025.
17. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$13,539.08, which represents rent and compensation owing up to August 15, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$3,883.30 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$9,841.78*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before April 26, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 27, 2026 at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

Greg Brocanier
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 August 15, 2025	\$13,539.08
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,750.00
Less the amount of the interest on the last month's rent deposit	- \$133.30
Total amount owing to the Landlord	\$9,841.78