



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-006767-26

In the matter of: 2, 160 CECELIA ST
Pembroke ON K8A1R6

Between: Steven Butera Landlord

And

Dana Pearce Tenant

Steven Butera (the 'Landlord') applied for an order requiring Dana Pearce (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 31, 2026 at 10:08 a.m.

Only the Landlord's agent Maeghan Pool and the Landlord Steven Butera attended the hearing.

As of 10:08 a.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 Landlord's evidence.

Determinations:

1. The Tenant vacated the rental unit on March 1, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears outstanding to March 1, 2026
3. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2026 to March 1, 2026.
4. The lawful rent is \$2,112.25. It is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The tenancy ended on March 1, 2026 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to are \$4,224.50.

8. The Landlord collected a rent deposit of \$2,170.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$18.08 is owing to the Tenant for the period from September 25, 2025 to March 1, 2026.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,222.42 This amount includes rent arrears owing up to March 1, 2026 and the cost of the application, less the rent deposit and the interest owing on the rent deposit.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 28, 2026 at 4.00% annually on the balance outstanding.

April 16, 2026
Date Issued

Greg Witt
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.