



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-096171-25

In the matter of: 909, 255 RIVERSIDE DR E
WINDSOR ON N9A6T6

Between: Windsor Essex Community Housing Corporation Landlord

And

Cindy Temesy Former Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order requiring Cindy Temesy (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on April 8, 2026.

Only the Landlord's legal representative, M. Whitworth, attended the hearing.

As of 10:14 a.m., the Former Tenant was 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 Landlord's evidence

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, on or before April 24, 2026, the Former Tenant shall pay to the Landlord \$6,548.95.
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 accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on January 13, 2026 by regular mail. Pursuant to section 191(3) of the *Residential Tenancies Act, 2006*, the ("Act"), a notice or document given by mail shall be deemed to have been given on the fifth day after mailing.
4. The Former Tenant vacated the rental unit on July 30, 2025.

5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and daily compensation owing

6. The lawful rent was \$571.00. It was due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent is \$18.77. This amount is calculated as follows: \$571.00 x 12, divided by 365 days.
8. The Former Tenant has not made any payments since the application was filed.
9. The Former Tenant is no longer in possession of the rental unit. The Landlord claims rent arrears owing to July 30, 2025, the date the Former Tenant vacated.
10. The rent arrears and daily compensation owing to July 30, 2025 are \$6,362.95.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$6,362.95, which represents rent and compensation owing up to July 30, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$6,548.95*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before April 24, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 25, 2026 at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Mayra Sawicki
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 July 30, 2025	\$6,362.95
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$6,548.95