



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

File Number: LTB-L-010411-26

In the matter of: 4 Wyatt Street
London ON N6H2A7

Between: Jorge Velez
Sonia Guzman Landlords

And

Cathleen Vessie
Paul Vessie
Ashlie Vessie
Nathan Vessie Tenants

Jorge Velez and Sonia Guzman (the 'Landlords') applied for an order requiring Cathleen Vessie, Paul Vessie, Ashlie Vessie and Nathan Vessie (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on April 9, 2026.

Only the Landlords, and the Landlords' support person Juan Velez attended the hearing.

As of 2:53p.m., the Tenants were 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 application is amended to reflect that both Jorge Velez and Sonia Guzman are the Landlords.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The Tenants did not pay the total rent they were required to pay for the period from January 1, 2026, to April 30, 2026.
4. The lawful rent is \$2,616.10. It is due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$9,914.40.

7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlords \$10,100.40. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlords the full amount owing on or before May 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 2, 2026, at 4.00% annually on the balance outstanding.

April 20, 2026
Date Issued

Inderdeep Padda
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.