



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

File Number: LTB-L-008882-26

In the matter of: 341 REXFORD DR
HAMILTON ON L8W1W2

Between: Shaymaa Al Samraee Landlord

And

Jeison Garcia Moreno Tenants
Estefani Pescador Salazar

Shaymaa Al Samraee (the 'Landlord') applied for an order requiring Jeison Garcia Moreno and Estefani Pescador Salazar (the 'Tenants') to pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 7, 2026.

Only the Landlord's Representative, Cuiwen Hu, attended the hearing.

As of 1:37 p.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 Landlord's evidence.

Determinations:

1. The Tenants vacated the rental unit on March 9, 2026. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from November 23, 2025, to March 9, 2026.
3. The lawful rent is \$3,700.00. It is due on the 23rd day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on March 9, 2026, as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to March 9, 2026, are \$8,504.60.

7. The Landlord collected a rent deposit of \$3,700.00 from the Tenants 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.
8. Interest on the rent deposit, in the amount of \$141.46 is owing to the Tenants for the period from July 23, 2024, to March 9, 2026.
9. The Landlord is entitled to \$60.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 3 cheques given by or on behalf of the Tenants which were returned NSF.
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 Tenants shall pay to the Landlord \$4,909.14. This amount includes rent arrears owing up to March 9, 2026, and the cost of the application and unpaid NSF charges minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 24, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 25, 2026, at 4.00% annually on the balance outstanding.

April 14, 2026

Date Issued

Bryan Delorenzi

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.