



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

File Number: LTB-L-007651-26

In the matter of: 10, 624 MAIN ST E
HAMILTON ON L8M1J7

Between: Malleum Real Estate Management Corp. Landlord

And

Kaitlyn Gorchinsky Tenant

Malleum Real Estate Management Corp. (the 'Landlord') applied for an order requiring Kaitlyn Gorchinsky (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 14, 2026.

The Landlord's Legal Representative, Sabrina Marchionne attended the hearing.

As of 1:47 pm, 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.

Preliminary Issue:

1. The Landlords application did not request any re payment of NSF fees.
2. The Landlord's L1/L9 update sheet requested NSF fees in the amount of 20.00.
3. The Landlord did not submit an amended application to the Board or serve an amended application to the Tenant to include any NSF fees. Therefore, I will not be awarding the NSF fees in the amount of \$20.00.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2026 to April 30, 2026.
3. The lawful rent is \$1,301.02. It is due on the 1st day of each month.

4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$5,204.08.
6. 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 \$5,390.08. This amount includes rent arrears owing up to April 30, 2026 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant 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

Trish Carson

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.