



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

File Number: LTB-L-012502-26

In the matter of: 36 BRUCE ST
OSHAWA ON L1H1P7

Between: Antonio Ianni Landlord

And

Jordan James Schillaci Tenant
Kirsten Mary Moorhouse

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Antonio Ianni (the 'Landlord') applied for an order requiring Jordan James Schillaci and Kirsten Mary Moorhouse (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

Only the Landlord attended the hearing.

As of 1:48 p.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 February 26, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from August 1, 2025 to February 26, 2026.
3. The lawful rent is \$2,050.00. 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 tenancy ended on February 26, 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
6. The rent arrears and daily compensation owing to are \$6,777.40.
7. The Landlord collected a rent deposit of \$2,000.00 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.
8. Interest on the rent deposit, in the amount of \$119.31 is owing to the Tenant for the period from October 1, 2023 to February 26, 2026 .
9. 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 \$4,844.09. This amount includes rent arrears owing up to and the cost of the application minus the rent deposit and interest owing.
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

Alicia Johnson
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.