



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

File Number: LTB-L-002163-26

In the matter of: 1101, 1354 CARLING AVE
OTTAWA ON K1Z0C9

Between: Sleepwell Property Management Landlord

And

Adriana De Mello Oshiro Do Carmo Tenant
Guilherme Alves Dias Domingos Do Carmo

Sleepwell Property Management (the 'Landlord') applied for an order requiring Adriana De Mello Oshiro Do Carmo and Guilherme Alves Dias Domingos Do Carmo (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 16, 2026.

Only the Landlord's legal representative, Anne Skelly attended the hearing.

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 January 9, 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 December 1, 2025, to January 9, 2026.
3. The lawful rent is \$1,900.00. 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 Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent ends on January 9, 2026. The Landlord did not dispute that the Tenant vacated the rental unit on January 9, 2026, and there is no evidence that the Tenant remained in possession after that date. I therefore find

that the Tenant abandoned the rental unit within the meaning of section 88 of the Act. Accordingly, the Tenant's obligation to pay rent ends on January 9, 2026, and any rent claimed after that date is not payable.

6. The rent arrears and daily compensation owing to January 9, 2026, are \$2,462.23.
7. The Landlord collected a rent deposit of \$1,900.00 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 \$18.58 is owing to the Tenant for the period from July 24, 2025, to January 9, 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 \$729.65. This amount includes rent arrears owing up to January 9, 2026, 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 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 3, 2026, at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Nathan Korenberg
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.