



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

File Number: LTB-L-013288-26

In the matter of: DRIVE, 96 SHERMAN
ST. CATHARINES ON L2N2L5

Between: Chimán Moradi Landlord

And

David Szabo Tenants
Georgina Farkas

Chimán Moradi (the 'Landlord') applied for an order requiring David Szabo and Georgina Farkas (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on April 22, 2026.

Only the Landlord attended the hearing.

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 February 28, 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 1, 2025, to February 28, 2026.
3. The lawful rent is \$2,300.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on February 28, 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 February 28, 2026, are \$8,400.00.

7. 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 \$8,586.00. This amount includes rent arrears owing up to February 28, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before May 11, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 12, 2026, at 4.00% annually on the balance outstanding.

April 30, 2026
Date Issued

Sean Ramage
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.