



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011654-26

In the matter of: 601, 130 JAMESON AVE
TORONTO ON M6K2Y2

Between: Myriad Property Management Inc

Landlord

And

Omar Darboe

Tenant

Myriad Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Omar Darboe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative, Sabrina Marchionne, and the Landlord's Agent, Tara Bertram, attended the hearing.

As of 1:30 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,021.56. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$99.34. This amount is calculated as follows: \$3,021.56 x 12, divided by 365 days.
5. The Tenant has paid \$6,042.72 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$121.80.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,050.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$32.20 is owing to the Tenant for the period from August 1, 2025 to April 22, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.
11. The Landlord sought termination of the tenancy due to the arrears owing. Although the Tenant did not attend the hearing to provide testimony or submissions regarding their circumstances, given the small amount of rental arrears owing it would not be unfair to grant relief for eviction. As such the order will be limited to arrears and costs only.

It is ordered that:

1. The Tenant shall pay to the Landlord \$307.80. 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 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 10, 2026, at 4.00% annually on the balance outstanding

April 28, 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.