



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

File Number: LTB-L-013928-26

In the matter of: 308, 15 SYMPATICA CRES
BRANTFORD ON N3P1K6

Between: Skyline Real Estate Holdings Inc. c/o Skyline Living Landlord

And

Susan Iorio Tenant

Skyline Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order requiring Susan Iorio (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 23, 2026.

Only the Landlord's Representative, Trevor Scheib, attended the hearing.

As of 1:44 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 28, 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 September 1, 2025, to February 28, 2026.
3. The lawful rent is \$1,423.30. 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 Landlord's Representative provided that the tenancy was terminated in accordance with a signed N11 Agreement to end the tenancy ("N11"), with a termination date of February 28, 2026 and that the Tenant vacated the rental unit on February 28, 2026 in accordance with the N11.
6. As such, I am satisfied the tenancy ended on February 28, 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

7. The rent arrears and daily compensation owing to February 28, 2026, are \$4,958.61.
8. The Landlord collected a rent deposit of \$1,409.54 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.
9. Interest on the rent deposit, in the amount of \$40.02 is owing to the Tenant for the period from January 1, 2025, to February 28, 2026.
10. 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 \$3,695.05. This amount includes rent arrears owing up to February 28, 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 11, 2026, the Tenant 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

Nicole Pedron
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.