



Order under Section 87 Residential Tenancies Act, 2006

Citation: ALMA OSHAWA GP INC. v Bone, 2026 ONLTB 34488

Date: 2026-05-04

File Number: LTB-L-099592-25

In the matter of: 615, 161 ATHOL ST E
OSHAWA ON L1H0A3

Between: ALMA OSHAWA GP INC.

Landlord

And

Melissa Bone

Former Tenant

ALMA OSHAWA GP INC. (the 'Landlord') applied for an order requiring Melissa Bone (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on April 27, 2026.

Only the Landlord's Legal Representative, Sara Murtadha attended the hearing.

As of 9:34 a.m. the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. **Therefore, the Former Tenant shall pay the Landlord \$21,222.52 on or before May 15, 2026.**
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure and s191(2) of the Act.
3. These documents were served on March 26, 2026 (Notice of Hearing) (L10 application) by sending the documents by email to the Former Tenant.
4. The Former Tenant vacated the rental unit on November 29, 2024.
5. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit. On November 26, 2025, the Landlord filed an L10 application

to recover compensation rent and compensation owing. That application was filed under section 87, which provides, in part:

Application for arrears of rent

87 (1) A landlord may apply to the Board for an order requiring a tenant or former tenant to pay arrears of rent if,

(a) the tenant or former tenant did not pay rent lawfully required under the tenancy agreement; and

(b) in the case of a tenant or former tenant no longer in possession of the rental unit, the tenant or former tenant ceased to be in possession on or after the day subsection 18 (1) of Schedule 4 to the *Protecting Tenants and Strengthening Community Housing Act, 2020* comes into force.

Application under subs. (1)

(1.1) An application under subsection (1) may be made,

(b) no later than one year after the tenant or former tenant ceased to be in possession of the rental unit.

6. The lawful rent was \$1,275.00. It was due on the 1st day of each month.
7. The Former Tenant had not made any payments since the application was filed.
8. The tenancy ended on as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on November 30, 2024.
9. The rent arrears and daily compensation owing to November 30, 2024, are \$22,311.52.
10. The Landlord is seeking:
 - (a) \$22,311.52 for arrears of rent from May 1, 2023, to November 30, 2024.
11. The Landlord is also claiming he \$186.00 filing fee for this application.
12. I am satisfied that the Landlord is entitled to claim compensation from the Former Tenant under section 87 of the Act. The Landlord's Legal Representative submitted evidence of total rent owing \$22,311.52.
15. The Landlord collected a rent deposit of \$1,275.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$22,311.52, which represents rent and compensation owing up to November 30, 2024.

2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$1,275.00 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$21,222.52*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

Panagiotis P. Roupas
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To November 30, 2024	\$22,311.52
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,275.00
Total amount owing to the Landlord	\$21,222.52