



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

File Number: LTB-L-014676-26

In the matter of: 2, 190 VICTORIA ST N
KITCHENER ON N2H5C6

Between: 190 VICTORIA ST. LTD. Landlord

And

MATTHEW DELARGE Tenants
CASSANDRA MAURICE

190 VICTORIA ST. LTD. (the 'Landlord') applied for an order requiring MATTHEW DELARGE and CASSANDRA MAURICE (the 'Tenants') to pay the rent that the Tenants owe.

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

Only the Landlord's agent, D. Colley, attended the hearing.

As of 1:44 p.m., 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 April 1, 2026. The Landlord's agent indicated that the Landlord only sought rent to March 31, 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 February 1, 2026 to March 31, 2026.
3. The lawful rent is \$1,998.75. 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 Tenants are no longer in possession of the rental unit, and the Landlord seeks rent to March 31, 2026. Therefore, the Tenant's obligation to pay rent ends on March 31, 2026.
6. The rent arrears and daily compensation owing to March 31, 2026 are \$3,997.50.

7. The Landlord collected a rent deposit of \$1,950.00 from the Tenants 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 \$76.57 is owing to the Tenants for the period from July 27, 2024 to March 31, 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 Tenants shall pay to the Landlord \$2,156.93. This amount includes rent arrears owing up to March 31, 2026 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants does not pay the Landlord the full amount owing on or before May 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 18, 2026 at 4.00% annually on the balance outstanding.

May 6, 2026
Date Issued

Mayra Sawicki
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.