



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

File Number: LTB-L-013077-26

In the matter of: 30 BILLITER RD
BRAMPTON ON L7A4G9

Between: Kartik Sharma
Tripti Vats
Landlords

And

Christine Furtado
Christian James Rejano
Tenants

Kartik Sharma and Tripti Vats (the 'Landlords') applied for an order requiring Christine Furtado and Christian James Rejano (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on April 28, 2026.

The Landlord's Legal Representative, Kelly Hawkes and the Landlords attended the hearing.

As of 9:42 am, 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 December 1, 2025, to February 28, 2026.
3. The lawful rent is \$3,400.00. 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 tenancy ended on February 28, 2026, as a result of the Tenant moving out in accordance with a notice of termination. Therefore, the Tenant's obligation to pay rent also ended on that date
6. The rent arrears and daily compensation owing to are \$8,600.00.

7. The Landlords collected a rent deposit of \$3,400.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
8. The Landlords 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 \$5,386.00. This amount includes rent arrears owing up to February 28, 2026 and the cost of the application filing fee.
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

Trish Carson

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.