



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-020622-25

In the matter of: BASEMENT UNIT, 23 JACKMAN CRES
WOODBIDGE ON L4L6P3

Between: Paskaranathan Inkaran Landlord

And

Santiago Arano Anyeri Grisel Tenants
Mercado Lara Hector Enrique

Paskaranathan Inkaran (the 'Landlord') applied for an order to terminate the tenancy and evict Santiago Arano Anyeri Grisel And Mercado Lara Hector Enrique (the 'Tenants') because the Tenants did not pay the rent that the Tenants' owe.

This application was heard by videoconference on July 14, 2025, and April 29, 2026.

The Landlord, the Landlord's Representative, Asraf Chandt, and the Tenants attended the hearing on July 14, 2025.

Only the Landlord and the Landlord's Representative, Asraf Chandt attended the hearing on April 29, 2026.

As of 1:30 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 Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on August 1, 2025. Rent arrears are calculated up to the date of July 31, 2025, as per the Landlord's request.
4. The lawful rent is \$2,400.00. It was due on the 1st day of each month.

5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to July 31, 2025 are \$21,600.00.
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 \$2,400.00 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 terminated.
9. Interest on the rent deposit, in the amount of \$150.74 is owing to the Tenants for the period from January 26, 2023 to July 31, 2025.
10. I would note that the Tenants raised section 82 issues in this application which resulted in the adjournment for them to provide further and better details of their claim. The Tenants did not attend the adjourned hearing to pursue their claim and the application is being granted on the Landlord's evidence.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of August 1, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$19,235.26. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before May 15, 2026, the Tenants 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

Colette Myers
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To July 31 2025	\$21,600.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$150.74
Total amount owing to the Landlord	\$19,235.26