



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

File Number: LTB-L-021011-26

In the matter of: 304-2130 King St. E.
Hamilton, ON L8K5W7

Between: C. Valery Construction Landlord
o/a Valery Properties

And

Martin A Carvajal Rada Tenants
Zuly H Burbano Meneses

C. Valery Construction o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Martin A Carvajal Rada and Zuly H Burbano Meneses (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on April 29, 2026.

Only the Landlord's Agent, Tina Novak, attended the hearing.

As of 1:24 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 valid 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,695.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.73. This amount is calculated as follows: \$1,695.00 x 12, divided by 365 days.

5. The Tenants have paid \$5,095.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$(10.00).
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The Tenants shall pay the remaining balance of \$176.00 to the Landlord on or before May 22, 2026, for the arrears amount.
2. If the Tenants do not pay the full amount owing on or before May 15, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

Ken Audziss

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.