



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

File Number: LTB-L-014728-26

In the matter of: 5, 9 WINGREEN CRT
NORTH YORK ON M3B1B8

Between: Wingreen Court LP Landlord

And

Mirna Gomez Tenant

Wingreen Court LP (the 'Landlord') applied for an order requiring Mirna Gomez (the 'Tenant') to pay the rent that the Tenant owes.

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

The Landlord's Representative Elaine Page and the Tenant attended the hearing.

Determinations:

1. The Tenant vacated the rental unit on March 31, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2026 to March 31, 2026.
3. The lawful rent is \$2,373.82. It is due on the 1st day of each month.
4. The Tenant has paid \$2,373.82 to the Landlord after the application was filed.
5. The tenancy ended on as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to March 31, 2026 are \$4,622.64.
7. The Landlord collected a rent deposit of \$2,373.82 from the Tenant 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 \$8.06 is owing to the Tenant for the period from February 1, 2026 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 tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,426.76. This amount includes rent arrears owing up to March 31, 2026, and the cost of the application, minus the rent deposit and interest owing.
3. The tenant shall pay the arrears as follows:

The Tenant shall pay to the Landlord \$250.00 per month on the 10th day of each month starting May 10, 2026, and continuing on until January 10, 2027 inclusive, and a final payment on February 10, 2027 in the amount of \$176.76.

4. If the Tenant does not pay the Landlord the full arrears payment on or before the 10th day of each month, as per paragraph 3 of this order, then the balance of the arrears and application fee will be due on or before the first day of the next month. The Tenant will start to owe interest on this balance from the second day of the month following a payment default. This will be simple interest calculated at 4.00% annually on the balance outstanding.

May 7, 2026
Date Issued

Brenda Mercer
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.