



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-101945-25

In the matter of: 617, 3385 DUNDAS ST W
TORONTO ON M6S 0A7

Between: Junction Factory Apartments Limited c/o
Realstar Corp.

Landlord

and

Bruno Lima
Vanessa Souza

Former Tenant

Junction Factory Apartments Limited c/o Realstar Corp. (the 'Landlord') applied for an order requiring Bruno Lima and Vanessa Souza (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owe.

This application was heard by videoconference on May 11, 2026.

Only the Landlord's agent Rebecca Johnson and the Landlord's legal representatives Martin Zarnett and Faith McGregor attended the hearing.

As of 9:25 am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on March 2026 by email pursuant to consent to serve by email given in the tenancy agreement.

4. The Former Tenant vacated the rental unit on August 28, 2025.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
8. The lawful rent was \$2,195.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$72.16. This amount is calculated as follows: \$2,195.00 x 12, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The Former Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. The Landlord's uncontested evidence proves on a balance of probabilities that it complied with its obligation to minimize its losses. Therefore, the Former Tenant's obligation to pay rent ended on October 31, 2025 pursuant to section 88 of the Act.
12. The rent arrears and daily compensation owing to are \$9,010.40.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. The Landlord collected a rent deposit of \$2,495.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
16. Interest on the rent deposit, in the amount of \$106.01 is owing to the Former Tenant for the period from January 1, 2025 to October 31, 2026.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$9,010.40, which represents rent and compensation owing up to October 31, 2026.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$2,601.01 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$6,595.39*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before May 24, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 25, 2026 at 4.00% annually on the balance outstanding.

May 13, 2026
Date Issued

Nersi Makki

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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$9,010.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,495.00
Less the amount of the interest on the last month's rent deposit	- \$106.01
Total amount owing to the Landlord	\$6,595.39