



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

File Number: LTB-L-018381-26

In the matter of: 1116, 310 QUEEN ST S
KITCHENER ON N2G1K2

Between: DREWLO HOLDINGS INC. Landlord

And

MARCOS FRANCISCO DE OLIVEIRA Tenant
SANTOS

DREWLO HOLDINGS INC. (the 'Landlord') applied for an order requiring MARCOS FRANCISCO DE OLIVEIRA SANTOS (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 13, 2026.

Only the Landlord's legal representative Anna Glen attended the hearing.

As of 9:57 a.m., the Tenant was 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 Tenant vacated the rental unit on February 28, 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 December 1, 2025 to February 28, 2026.
3. The lawful rent is \$1,929.80. 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, 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 February 28, 2026 are \$5,560.37.

7. The Landlord collected a rent deposit of \$1,895.26 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 \$6.43 is owing to the Tenant for the period from January 1, 2026 to February 28, 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 Tenant shall pay to the Landlord \$3,844.68. This amount includes rent arrears owing up to February 28, 2026 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 31, 2026 at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Alicia Johnson
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.