



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

File Number: LTB-L-021492-26

In the matter of: 158-C6, 158 HEIMAN ST
KITCHENER ON N2M3L9

Between: Grant Thornton Limited as Court-appointed receiver of the Cacoeli Group Landlord

And

Darlyng Carrazana Tenants
Abraham Castilli Zuniga

Grant Thornton Limited as Court-appointed receiver of the Cacoeli Group (the 'Landlord') applied for an order requiring Darlyng Carrazana and Abraham Castilli Zuniga (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on May 20, 2026.

Only the Landlord's Legal Representative Jinal Patel attended the hearing.

As of 9:42 a.m., the Tenants was not present or represented at the hearing. 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 Tenants vacated the rental unit on March 31, 2026. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from February 1, 2026 to March 31, 2026.
3. The lawful rent is \$1,900.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on March 31, 2026 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to March 31, 2026 are \$3,800.00.

7. The Landlord collected a rent deposit of \$1,900.00 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 is terminated.
8. Interest on the rent deposit, in the amount of \$13.23 is owing to the Tenants for the period from December 1, 2025 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 Tenants shall pay to the Landlord \$2,072.77. This amount includes rent arrears owing up to March 31, 2026 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 6, 2026 at 4.00% annually on the balance outstanding.

May 25, 2026
Date Issued

John Cashmore
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.