



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

File Number: LTB-L-019994-26

In the matter of: 302, 6380 WYANDOTTE ST E
WINDSOR ON N8S1N6

Between: Amiraco Properties Inc. Landlord

And

Ryan Skene Tenant

Amiraco Properties Inc. (the 'Landlord') applied for an order requiring Ryan Skene (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 19, 2026.

Only the Landlord's representative, Charolette Williams, attended the hearing.

As of 9:36 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 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 December 1, 2025 to .
3. The lawful rent is \$1,286.48. 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 Tenant vacated on March 31, 2026, and the Landlord is claiming rent arrears up until that date.
6. The rent arrears owing up to March 31, 2026 to are \$3,859.44.
7. The Landlord collected a rent deposit of \$1,219.39 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. 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 \$2,826.05. This amount includes rent arrears owing up to 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 June 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 7, 2026 at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Vishal Nanda
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.