



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019837-26

In the matter of: 510, 424 YONGE ST
TORONTO ON M5B2H3

Between: RA Investment 13 Holdings LP c/o GWL Realty Advisors Inc. Landlord

and

Marian Labaraad Tenant

RA Investment 13 Holdings LP c/o GWL Realty Advisors Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Marian Labaraad (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative, Faith McGregor, attended the hearing.

As of 1:36 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. In addition, the Landlord's Representative advised the Landlord had also emailed the Tenant a copy of the notice of 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 Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. Based on the uncontested evidence of the Landlord's Representative, I find that the Tenant vacated the rental unit on March 31, 2026.
3. The Landlord's Representative advised the Landlord contacted the Tenant after they inspected the rental unit for purposes unrelated to this application and found both that there were personal items in the rental unit and the access cards had been left on the stove. The Tenant then confirmed the tenancy was terminated on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The Tenant was in possession of the rental unit on the date the application was filed.

5. The lawful rent is \$1,938.87. It was due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to March 31, 2026, are \$7,629.38.
8. The Landlord claimed administration charges of \$20.00 for cheques tendered by or on behalf of the Tenants which were returned NSF.
9. The Landlord's Representative advised the NSF charges claimed by the Landlord related to a pre-authorized payment ('PAP') rather than an NSF cheque. Sub-section 87(5) of the *Residential Tenancies Act, 2006* (the 'RTA'), and section 17 of O. Reg 516/06 do not provide a remedy for administration charges for PAPs that fail due to non-sufficient funds and so the request for administration charges were withdrawn.
10. The Landlord collected a rent deposit of \$1,938.87 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 terminated.
11. Interest on the rent deposit, in the amount of \$10.04 is owing to the Tenant for the period from January 1, 2026, to March 31, 2026.
12. 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 \$5,866.47. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 9, 2026, at 4.00% annually on the balance outstanding.

May 28, 2026
Date Issued

Rebecca Case
Vice Chair, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$7,629.38
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,938.87
Less the amount of the interest on the last month's rent deposit	- \$10.04
Total amount owing to the Landlord	\$5,866.47