



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

Citation: 470 Oriole Parkway Inc v Pambe, 2026 ONLTB 42637

Date: 2026-06-01

File Number: LTB-L-028152-25

In the matter of: 1, 470 ORIOLE PKY
TORONTO ON M5P2H8

Between: 470 Oriole Parkway Inc Landlord

And

Rigobert Blaise Eric Pambe Tenant
Carine Cecile Pambe

470 Oriole Parkway Inc (the 'Landlord') applied for an order requiring Rigobert Blaise Eric Pambe (RBEP) and Carine Cecile Pambe (the 'Tenant') to pay the rent that the Tenant owes.

The preliminary issues and the application were heard by videoconference on September 9, 2025 and May 26, 2026.

The Landlord's Agent, Jason Castiglione and the Landlord's Representative, Desislava Yordanova and the Tenants attended the hearing. The Tenant, RBEP attended late on May 26, 2025 but a summary of the evidence was given, and he provided an adequate opportunity make submissions and participate at the hearing.

The Member who presided at the hearing is on leave. The Associate Chair of the Landlord and Tenant Board determined that the Member who heard the application is unable complete the proceedings. The matter was therefore reassigned to me on the Associate Chair's own initiative under the authority of subsection 4.4(1) of the Statutory Powers Procedure Act.

On March 9, 2026, I issued an Endorsement/Member Direction informing the parties about the chair's motion and informing them that Interim order LTB-L-028152-25-IN issued on September 15, 2025 remains in effect.

On May 26, 2026, the hearing resume where the original member concluded to ensure the most efficient use of everyone's time and resources. The original member made material findings of fact about the lawful rent charge and RBEP's possession of the rental unit and provided detailed reasons in the interim order issued on September 15, 2025. Therefore, it was not reasonable require the parties to re-argue and present evidence again on the same issued. The only issue before me was the issue of arrears which was the basis for the Landlord's application.

Determinations:

1. The parties agree the Tenants vacated the rental unit on June 30, 2025. 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 April 1, 2025 to June 30, 2026.
3. The lawful rent is \$3,997.50. 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 June 30, 2025 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 Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to are \$11,992.50.
7. The Landlord collected a rent deposit of \$3,900.00 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 \$191.55 is owing to the Tenants for the period from June 15, 2023 to May 31, 2026.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Tenants breakdown in their marital relationship and liability to pay the arrears under this order is outside the Board's jurisdiction.
11. The Tenants are given additional time to pay the outstanding balance before interest starts to accrue.

It is ordered that:

1. The Tenants shall pay to the Landlord \$8,086.95. This amount includes rent arrears owing up to 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 July 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.

June 1, 2026
Date Issued

Sandra Macchione
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.