



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-020853-26

In the matter of: 1414, 111 DAVISVILLE AVE
TORONTO ON M4S1G5

Between: RPMS Property Management Services Landlord

And

Paola Castillo Olivares Tenant

RPMS Property Management Services (the 'Landlord') applied for an order to terminate the tenancy and evict Paola Castillo Olivares (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 28, 2026.

Only the Landlord's Representative, Reshma Nair, attended the hearing.

As of 1:30 p.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 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,965.00. It is due on the 1st day of each month.
4. The Tenant has paid \$5,730.00 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2026, are \$171.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$357.00. This amount includes rent arrears owing up to May 31, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 14, 2026, at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Colin Elsby
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.