



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

File Number: LTB-L-025231-26

In the matter of: GROUND FLOOR, 2 VANKIRK RD
SCARBOROUGH ON M1P 1M7

Between: Alaister Kai Tai Nicholas Wu Landlord

and

Brenda Filipowicz Tenants
Billie Kelly

Alaister Kai Tai Nicholas Wu (the 'Landlord') applied for an order requiring Brenda Filipowicz and Billie Kelly (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on June 3, 2026.

Only the Landlord attended the hearing.

As of 1:43 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. 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 29, 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 January 1, 2026 to March 29, 2026.
3. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
4. The Tenants have paid \$1,021.38 to the Landlord after the application was filed.
5. The rent arrears and daily compensation owing to March 29, 2026 are \$3,345.03.
6. The Landlord collected a rent deposit of \$3,000.00 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.

7. Interest on the rent deposit, in the amount of \$104.52 is owing to the Tenants for the period from October 10, 2024, to March 29, 2026.
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 Tenants shall pay to the Landlord \$426.51. This amount includes rent arrears owing up to March 29, 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 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 20, 2026, at 4.00% annually on the balance outstanding.

June 8, 2026
Date Issued

Adeela Alvez
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.