



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

File Number: LTB-L-023465-26

In the matter of: 1, 698 MCKAY ST
KINGSTON ON K7M7G2

Between: Jay Patry Enterprises LLC. Landlord

And

Irving Ivan Jimenez Sanchez Tenant

Jay Patry Enterprises LLC. (the 'Landlord') applied for an order requiring Irving Ivan Jimenez Sanchez (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on June 4, 2026.

Only the Landlord's Representative, Daniel Moak, attended the hearing.

As of 2:00 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 Tenant vacated the rental unit on March 30, 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 June 1, 2025, to March 30, 2026.
3. The lawful rent is \$600.00. 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 tenancy ended on March 30, 2026, as a result of the Tenant 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 March 30, 2026, are \$5,991.90.
7. 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 \$6,177.90. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 22, 2026, at 4.00% annually on the balance outstanding.

June 10, 2026

Date Issued

Jane Dean

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.