



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

Citation: MALLORY CO-OWNERSHIP RE-DEVELOPMENT INC. v OCTAVIO CASTRO GIL,
2026 ONLTB 46239

Date: 2026-06-11

File Number: LTB-L-028628-26

In the matter of: 00E, 8 MALLORY GDNS
TORONTO ON M4V2A8

Between: MALLORY CO-OWNERSHIP RE-DEVELOPMENT INC. Landlord

And

MANUEL OCTAVIO CASTRO GIL Tenant

MALLORY CO-OWNERSHIP RE-DEVELOPMENT INC. (the 'Landlord') applied for an order requiring MANUEL OCTAVIO CASTRO GIL (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on June 9, 2026.

Only the Landlord's legal representative Prarthana Bhat attended the hearing.

As of 1:51 pm, 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's representative said the Tenant was provided with a copy of the Notice of Hearing and also spoke with the Property Manager about the hearing in advance of the hearing.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant did not pay the total rent they were required to pay for the period from March 1, 2026 to June 30, 2026.
4. The lawful rent is \$1,900.00. It is due on the 1st day of each month.
5. The Tenant has paid \$7,600.00 to the Landlord after the application was filed.
6. The Tenant paid all arrears owing to the Landlord but failed to pay the filing fee.

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 \$186.00, the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.

June 11, 2026
Date Issued

Dana Wren
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.