



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

Citation: The Estate of Marlene Wood (c/o Scotia Wealth Management) v Fermo, 2026 ONLTB 46140

Date: 2026-06-15

File Number: LTB-L-026192-26

In the matter of: Basement - Middle (West Entrance), 10050
WARDEN AVE
MARKHAM ON L6C1N3

Between: The Estate of Marlene Wood (c/o Scotia Wealth Management) Landlord

And

Lisa Fermo Tenant

The Estate of Marlene Wood (c/o Scotia Wealth Management) (the 'Landlord') applied for an order requiring Lisa Fermo (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on June 2, 2026.

The Landlord's Agent, Karen Walendzewicz, the Landlord's Legal Representative, Vaibhav Kukreja, and the Tenant attended the hearing.

Determinations:

1. The Tenant vacated the rental unit on April 13, 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, 2023 to April 13, 2026.
3. The Landlord submits that the lawful rent is \$1,000.00 and that it is due on the 1st day of each month. The Tenant submits that she did not have a lease with the former Landlord (Marlene Wood), but that prior to the former Landlord's death in May 2023, she paid the former Landlord \$1,000.00/month when she had the available funds.
4. Based on the evidence before me and the testimony of the parties, I find that the lawful rent is \$1,000.00/month and that it is due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.

6. The tenancy ended on April 13, 2026 as a result of the Tenant vacating the rental unit in accordance with an L3 order (LTB-L-025709-26) under s. 77 of the *Residential Tenancies Act, 2006* (the 'Act'). Therefore, the Tenant's obligation to pay rent also ended on that date.
7. The rent arrears and daily compensation owing to are \$34,427.44.
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 Tenant shall pay to the Landlord \$34,613.44. 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 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 27, 2026 at 4.00% annually on the balance outstanding.

June 15, 2026
Date Issued

Curtis Smith
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.