

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

File Number: LTB-L-026940-26

In the matter of: 1705, 1465 LAWRENCE AVE W
NORTH YORK ON M6L1B2

Between: BLACKSTAR 1465 LAWRENCE LIMITED
PARTNERSHIP

Landlord

And

Maritza Elizabeth Marique Romero
Lorena Maciel Cruz Manrique

Tenant

BLACKSTAR 1465 LAWRENCE LIMITED PARTNERSHIP (the 'Landlord') applied for an order requiring Maritza Elizabeth Marique Romero and Lorena Maciel Cruz Manrique (the 'Tenant') to pay the rent that the Tenant owes.

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

The Landlord's representative Sara Ginman and the Tenant Lorena Maciel Cruz Manrique attended the hearing.

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant.

Determinations:

1. The Tenant is still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from March 1, 2026 to April 30, 2026.
3. The lawful rent is \$1,485.48. It is due on the 1st day of each month.
4. The Tenant has paid \$1,500.00 to the Landlord after the application was filed.
5. The rent arrears and daily compensation owing to April 30, 2026 are \$1,399.06.
6. The Landlord's Legal Representative testified that the property in which the rental unit is located was sold to Fairway Residential (Lawrence) LP on April 9th, 2026. The Landlord's Legal Representative explained that the arrears to April 30th, 2026 were not transferred to

the new Landlord, or captured in the sale. The Tenant did not dispute this. Accordingly, the Landlord's Legal Representative requested the L1 Application be converted to an L9 for arrear only to April 30, 2026. There is minimal prejudice to the Tenant in doing so, therefore, the L1 application is converted to an L9 application.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The tenant did not dispute the quantum of arrears but attributed them to ongoing financial difficulties. She sought a delay of two months to repay the arrears. She testified that her current source of income is Ontario Works and occasional assistance from family members, and that she has struggled to secure employment. The Landlord's Legal Representative indicated they would be open to a 30-day extension.
9. Based on the Tenant's circumstances, we are satisfied that a delay of 30 days is appropriate to allow the Tenant additional time to improve her finances, while minimizing prejudice to the Landlord.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1585.06. This amount includes rent arrears owing up to April 31, 2026 and the cost of the application
2. If the Tenant does not pay the Landlord the full amount owing on or before July 15th, 2026. the Tenant will start to owe interest. This will be simple interest calculated from July 16th, 2026 at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Suchana Sundararajan
Member, Landlord and Tenant Board

Reid Jackson
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay

Rent Owing To April 30 th , 2026	\$2,899.06
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,500.00
Total amount owing to the Landlord	\$1585.06