



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-027399-26

In the matter of: 205, 1535 BIRCHMOUNT RD
SCARBOROUGH ON M1P2H2

Between: 1535 Birchmount Investments Inc. Landlord

And

Ruben Libao Tenants
Sherill Valencia

1535 Birchmount Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ruben Libao and Sherill Valencia (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Legal Representative, Natasha Mizzi attended the hearing.

As of 2:14 pm, the Tenants were 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 served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,669.17. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$54.88. This amount is calculated as follows: $\$1,669.17 \times 12$, divided by 365 days.
5. The Tenants have paid \$8,306.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$959.37.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,669.17 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$33.04 is owing to the Tenants for the period from July 1, 2025, to June 9, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Landlord sends monthly letters to the Tenants regarding outstanding arrears, with the latest letter being May 21, 2026, with the outstanding arrears and inviting the Tenants to contact the Landlord to discuss a payment plan. There was no response from the Tenants.
11. The Landlord's Legal Representative was not aware of any circumstances of the Tenants relevant to section 83. The Tenants were not present at the hearing to provide any evidence of such circumstances, and there is otherwise no evidence in the record before me that suggests eviction should be refused or delayed. I find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$1,145.37 if the payment is made on or before June 23, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 23, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 23, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$1,732.09. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$54.88 per day for compensation for the use of the unit starting June 10, 2026 until the date the Tenants moves out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

7. If the unit is not vacated on or before June 23, 2026, then starting June 24, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 24, 2026.

June 12, 2026
Date Issued

Trish Carson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 24, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 23, 2026

Rent Owing To June 30, 2026	\$9,265.37
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$8,306.00
Total the Tenants must pay to continue the tenancy	\$1,145.37

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,090.12
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$8,306.00
Less the amount of the last month's rent deposit	- \$1,669.17
Less the amount of the interest on the last month's rent deposit	- \$33.04
Total amount owing to the Landlord	\$(1,732.09)
Plus daily compensation owing for each day of occupation starting June 10, 2026	\$54.88 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	