



AMENDED ORDER
Order under Section 87(1)
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-024547-26

In the matter of: Upper Unit, 18 ED Quigg Way
Woodbridge ON L4H2S2

Between: Pasquale Dentamaro Landlord

And

Ashely Amiee Moncrief Tenant

AMENDED

Pursuant to a request filed by the Landlord on June 15, 2026 this order is amended to correct clerical errors in the calculation of arrears.

The amendment is bold highlighted for ease of reference.

Pasquale Dentamaro (the 'Landlord') applied for an order requiring Ashely Amiee Moncrief (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on June 1, 2026.

Only the Landlord's Legal Representative, Berkan Altun, attended the hearing.

As of 1:38pm, 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 L9 application is amended to reflect the following:
 - "Upper Unit" as part of the rental unit address;
 - Total arrears owing to March 31, 2026, is \$5,300.00; and
 - The Landlord collected a rent deposit of \$2,650.00 on December 1, 2025.
2. The Tenant vacated the rental unit on May 28, 2026. The Tenant was in possession of the rental unit on the date the application was filed.

3. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2026, to May 28, 2026.
4. The lawful rent is ~~\$1,325.00~~ **\$2,650.00** 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 May 28, 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.
7. The rent arrears and daily compensation owing to May 28, 2026, are ~~\$7,844.68~~ **\$10,389.36**.
8. The Landlord collected a rent deposit of \$2,650.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$27.29 is owing to the Tenant for the period from December 1, 2025, to May 28, 2026.
10. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord ~~\$5,368.39~~ **\$7,913.07** . This amount includes rent arrears owing up to May 28, 2026, and the cost of the application minus the rent deposit and interest owing.
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

June 19, 2026
Date Amended

Greg Brocanier
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.