



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-050478-25

In the matter of: 1807, 88 PARK LAWN RD
ETOBICOKE ON M8Y0B5

Between: Jessica Blanc
Marcio Blanc

And

Erica Brown
Trevor Michaels

I hereby certify this is a
true copy of an Order dated

SEP 4, 2025

Landlord and Tenant Board

Landlords

Tenants

Jessica Blanc and Marcio Blanc (the 'Landlords') applied for an order to terminate the tenancy and evict Erica Brown and Trevor Michaels (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on August 27, 2025.

Only the Landlord Jessica Blanc and the Landlords' Legal Representative Jolanta Chrzaszcz attended the hearing.

As of 1:34 p.m., 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 Landlords 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on August 10, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit.

4. The lawful rent is \$3,300.00. It was due on the 15th day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to August 10, 2025 are \$10,829.23.
7. The Landlords are entitled to \$80.00 to reimburse the Landlords for administration charges and \$28.00 for bank fees the Landlords incurred as a result of 4 cheques given by or on behalf of the Tenants which were returned NSF.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of August 10, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$11,123.23. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before September 15, 2025, the Tenants will start to owe interest. This will be simple interest calculated from September 16, 2025 at 4.00% annually on the balance outstanding.

September 4, 2025
Date Issued



John Cashmore
Member, Landlord and Tenant Board

15 Grosvenor St, 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 as the tenancy is terminated

Rent Owing To Move Out Date	\$10,829.23
Application Filing Fee	\$186.00
NSF Charges	\$108.00
Total amount owing to the Landlord	\$11,123.23