



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

**File Number:** LTB-L-081719-25

**In the matter of:** 455 First Street  
Petrolia ON N0N1R0

**Between:** Larlyn Property Management Ltd Landlord

**And**

Josh Sutherland Tenant

Larlyn Property Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Josh Sutherland (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on December 9, 2025.

Only the Landlord's Representative, Amanda Winch, attended the hearing.

As of 9:33 a.m., 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 Tenant paid the Landlord all the rent that was in arrears up to December 31, 2025.
2. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,800.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12, divided by 365 days.
6. The Tenant has paid \$8,900.00 to the Landlord since the application was filed.
7. The rent arrears owing to December 31, 2025, are \$(1,800.00).

8. The Landlord 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.
10. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
11. 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 not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

**January 9, 2026**  
**Date Issued**

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Christopher Lin  
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.