



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079938-25

In the matter of: 185 BLACKACRES BLVD
LONDON ON N6G2H1

Between: CAPREIT Limited Partnership Landlord

And

Brittany Jamieson-Lyons Tenant
Paul Lyons

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Brittany Jamieson-Lyons and Paul Lyons (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 9, 2025.

Only the Landlord's Legal Representative, Gabriela Quaresma attended the hearing.

As of 9:33am, 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,837.73. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.42. This amount is calculated as follows: \$1,837.73 x 12, divided by 365 days.

5. The Tenant has paid \$6,771.26 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$(33.96).
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. After the application was filed with the Board, the Tenant paid to the Landlord all of the rent arrears owing as of the date of the hearing except the remainder of the cost of filing the application in the amount of \$152.04.
9. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) and 83(6) 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) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$152.04 for cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 16, 2026 the Tenant will start to owe interest. This will be simple interest calculated from January 17, 2026 at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

Nathalia Debski
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.