



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

File Number: LTB-L-083754-25

In the matter of: 56 TRIPP AVE
BELLEVILLE ON K8P4N5

Between: LONG TRAN Landlord

And

LUCUS GROVES Tenant

LONG TRAN (the 'Landlord') applied for an order to terminate the tenancy and evict LUCUS GROVES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 17, 2025.

Only the Landlord attended the hearing.

As of 1:35 p.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 has not paid the total rent the Tenant was required to pay for the period from September 1, 2025 to September 30, 2025. Because of the arrears, the Landlord served a Notice of Termination with a termination date of September 25, 2025.
2. The Tenant was in rent arrears when the application was filed.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. As of the hearing date, 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.

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 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 18, 2026 at 4.00% annually on the balance outstanding.

January 6, 2026

Date Issued

Vicky Liu

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.