



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089060-25

In the matter of: 7, 6810 THOROLD STONE RD
NIAGARA FALLS ON L2J1B4

Between: 2615725 Ontario Inc Landlord

And

Tristin Hill Tenant
Larissa Murfin

2615725 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Tristin Hill and Larissa Murfin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 15, 2025.

The Landlord's Agent, Mohammad Arif Khan, and the Tenant attended the hearing.

Determinations:

Preliminary Issue: N4 notice Validity

1. At the hearing, I raised with the Landlord the fact that it appeared that the N4 notice's termination date was only 8 days from when the N4 was given, rather than the 14 days required by the *Residential Tenancies Act, 2006*.
2. The Landlord chose to proceed with an application for arrears only.

L1 Application:

3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$1,700.00. It is due on the 1st day of each month.

6. Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: \$1,700.00 x 12, divided by 365 days.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to December 31, 2025, are \$8,500.00. The Tenant did not dispute the amount of the arrears.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,700.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
11. Interest on the rent deposit, in the amount of \$26.67 is owing to the Tenant for the period from May 1, 2025 to December 15, 2025.

It is ordered that:

1. The Tenant shall pay to the Landlord \$8,686. This amount includes rent arrears owing to December 31, 2025 and the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 21, 2026 at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Allana McComb
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.