



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-049752-23

In the matter of: B, 349 OXFORD ST E
LONDON ON N6A1V6

Between: CTV Properties Landlord

And

Haileigh Hamilton Former Tenant
Kathryn McRobbie
Samuel Weetman-gares
Sophie Cunningham
Ryley Deckert
Selena Zhao

CTV Properties (the 'Landlord') applied for an order requiring Haileigh Hamilton, Kathryn McRobbie, Samuel Weetman-Gares, Ryley Deckert, Selena Zhao, and Sophie Cunningham (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on April 23 and December 23, 2025.

The Landlord's agent Jessica Sontrop, Landlord's legal representative Joy Walters, Kathryn McRobbie's legal representative Robert Brouillette, Sophie Cunningham's legal representative Laury Thompson, the Former Tenant Samuel Weetman-Gares, the Former Tenant Selena Zhao, and the Former Tenant Ryley Deckert attended the hearing.

The Former Tenant Haileigh Hamilton was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord proved the allegations contained in the application. I am satisfied that the Landlord served the Former Tenants with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.

2. I am satisfied that the Landlord served the Former Tenants with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. The Former Tenants vacated the rental unit on April 30, 2024. This was not in dispute.
4. The Landlord submits that each Former Tenant rented an individual room and paid separate rent. According to the Landlord, the amounts owing up to April 30, 2025, are as follows:
 - Selena Zhao – \$0.00
 - Kathryn Robbie – \$0.00
 - Ryley Deckert – \$0.00
 - Samuel Weetman-Gares – \$425.00 for Room 1
 - Sophie Cunningham – \$4,020.00 for Room 2
 - Haileigh Hamilton – \$4,770.00 for Room 3
5. The Former Tenants (or their representatives) who attended the hearing agreed on the amounts owing and confirmed that payment arrangements have been made with the Landlord.
6. Based on the uncontested evidence, I find that this was a tenancy-in-common arrangement. Each Tenant had exclusive possession of an individual room and was responsible for their own rental obligations to the Landlord. Based on the evidence of the Landlord, I find that the rent amount owing by Haileigh Hamilton for renting room 3 is \$4,770.00 up to April 30, 2025, the day she vacated.

It is ordered that:

1. The Former Tenant Samuel Weetman-Gares shall pay the Landlord \$425.00 for renting room 1 up to April 30, 2025. If the Former Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
2. The Former Tenant Haileigh Hamilton shall pay the Landlord \$4,770.00 for renting room 3 up to April 30, 2025. If the Former Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
3. The Former Tenant Sophie Cunningham shall pay the Landlord \$4,020.00 for renting room 2 up to April 30, 2025. Beginning May 15, 2025, and on the 15th of every month until paid in full, the Former Tenant shall pay the Landlord \$287.14.

4. The application against Selena Zhao, Ryley Deckert, and Kathryn Robbie is dismissed.

January 6, 2026
Date Issued

Brett Lockwood
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.