



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

File Number: LTB-L-079277-25

In the matter of: 502, 119 NONQUON RD
OSHAWA ON L1G3R9

Between: The Valiant Group of Companies Landlord

And

Brenda Kingsley Tenant

The Valiant Group of Companies (the 'Landlord') applied for an order to terminate the tenancy and evict Brenda Kingsley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Legal Representative and the Tenant attended the hearing.

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 \$1,233.14. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$40.54. This amount is calculated as follows: \$1,233.14 x 12, divided by 365 days.
5. The Tenant has paid \$3,699.42 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$172.74.
7. The Landlord collected a rent deposit of \$950.00 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.

8. Interest on the rent deposit, in the amount of \$22.32 is owing to the Tenant for the period from January 1, 2025 to December 9, 2025.
9. The Landlord is requesting a delayed standard order to January 31, 2026. The Landlord has made multiple attempts to negotiate a payment agreement, however no agreement was reached.
10. The Tenant testified that she believes that she does not owe any amount of rent. The amount of \$172.74 that the Landlord is claiming has been paid as she has rent receipts. She testified that she has made various attempts to ask the Landlord for a rent ledger to determine what rental period this amount is from, however the Landlord has not provided a breakdown of this amount. The Tenant further stated that as the N4 claims that the amount of \$172.74 is outstanding from the rental periods of October 1, 2022 to August 31, 2025, she is unable to determine how the Landlord allocated her payments, how the Landlord came to determine this amount is outstanding, and what rental period this amount is from as she believes that she paid all of the arrears.
11. The Landlord's Legal Representative stated that she does not have a rent ledger to explain where this amount is coming from, however the Tenant did not submit documentation to prove that they have paid all the arrears.
12. After hearing the parties' submissions, I do not find that the Landlord proved this amount is outstanding, on a balance of probabilities. I heard the Landlord's Legal Representatives submissions that the Tenant did not provide documentation to support that they paid all of the arrears, however I do not find it appropriate to grant the Landlord's application when they are unable to provide a breakdown of the arrears that were paid and what is outstanding, considering that the N4 Notice claims rent owing for the period of October 1, 2022 to August 31, 2025, without providing a breakdown to the Tenant so that they understand how the Landlord allocated the rent payments. The Tenant did not know what payment the Landlord is claiming for as they are of the position that all of the arrears have been paid, and therefore could not agree with the amount that the Landlord is claiming.
13. Therefore, I find the Landlord's N4 Notice invalid and the L1 Application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

January 8, 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.