



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081970-25

In the matter of: 609, 3101 EGLINTON AVE E
SCARBOROUGH ON M1J2G3

Between: SiteLine (3101 Eglinton) Inc Landlord

And

David Boone Tenants
Elizabeth Boone

SiteLine (3101 Eglinton) Inc (the 'Landlord') applied for an order to terminate the tenancy and evict David Boone and Elizabeth Boone (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord's Legal Representative, S. Ginman, attended the hearing.

As of 9:51 a.m., the Tenants were not present or represented at the hearing although I note that the notice of hearing was returned to the Board as undelivered. There is no email for the Tenants on file and the Landlord has no knowledge of the Tenants' whereabouts. They left suddenly after they were served the N4 notice. Given the circumstances, I find it unlikely that adjourning the matter would result in anyone being able to locate the Tenants to serve them. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on October 4, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$1,459.86. It was due on the 1st day of each month.

5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to October 4, 2025, are \$3,111.72.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of October 4, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$3,297.72. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before January 20, 2026, the Tenants 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

Sheena Brar
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$3,111.72
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$3,297.72