



Order under Section 87 Residential Tenancies Act, 2006

Citation: Castle Arms Non-Profit Apartment Corporation v Albers, 2026 ONLTB 2032

Date: 2026-01-05

File Number: LTB-L-028862-25

In the matter of: 105, 520 OLIVE ST
NORTH BAY ON P1B9R7

JAN 5 2026

Between: Castle Arms Non-Profit Apartment
Corporation

Landlord

And

Dianne Albers

Former Tenant

Castle Arms Non-Profit Apartment Corporation (the 'Landlord') applied for an order requiring Dianne Albers (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on November 25, 2025.

Only the Landlord's agent Jennifer Carriere attended the hearing.

As of 12:28 pm, the Former Tenant had dialed into the videoconference hearing, however the Tenant was unresponsive and would neither try to fix her issue or leave the videoconference hearing to resolve her issue and as such, the hearing proceeded with only the Landlord's evidence

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay to the Landlord \$848.00.
2. I am satisfied that the Landlord served the Former Tenant 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.
3. The Former Tenant vacated the rental unit on March 28, 2025.

Rent

4. The lawful rent was \$662.00. It was due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$21.76. This amount is calculated as follows: \$662.00 x 12, divided by 365 days.
6. The Former Tenant has not made any payments since the application was filed.
7. The Former Tenant gave her three months notice on February 3, 2025, and agreed that she would vacate the unit on or before April 30, 2025. The Former Tenant had paid March's rent but never failed to pay the rent for April of 2025. The Former Tenant did not have a last month's rent deposit.
8. The tenancy ended on as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
9. The rent arrears and daily compensation owing to are \$662.00.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$662.00, which represents rent and compensation owing up to April 30, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$848.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before January 16, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from January 17, 2026, at 4.00% annually on the balance outstanding.

January 5, 2026

Date Issued

Jagger Benham

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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$662.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$848.28