



Order under Section 69 Residential Tenancies Act, 2006

Citation: SiteLine (760-800 Laurier) Inc. v LANDRY, 2026 ONLTB 1596

Date: 2026-01-06

File Number: LTB-L-081994-25

In the matter of: G2, 790 LAURIER BLVD
BROCKVILLE ON K6V5Z4

Between: SiteLine (760-800 Laurier) Inc.

Landlord

And

Carole Landry

Tenant

SiteLine (760-800 Laurier) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Carole Landry (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 22, 2025.

The Landlord's Representative, Sylwia McArthur, and the Tenant attended the hearing. The Tenant was supported by Lyndom Laver.

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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on November 3, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,208.21. It was due on the 1st day of each month.
5. The Tenant has paid \$348.21 to the Landlord since the application was filed.
6. The rent arrears owing to November 3, 2025, are \$1,327.37.
7. The Tenant believes she does not owe the Landlord any money. The Tenant gave the Landlord a notice to vacate by October 31, 2025. The Tenant testified that the superintendent was not available to take the keys, so she had to wait until November 3,

2025, to drop off the keys. The Tenant asserts she vacated the rental unit on October 31, 2025 so she is not liable to pay anything for the three days in November 2025 and her last month's rent deposit covered her October 2025 rent.

8. The Landlord rejects the Tenant's claim. The Landlord maintains that the Tenant had possession of the rental unit to November 3, 2025, when she dropped off the keys in the mailbox at the office, which she could have done on October 31, 2025 if she had indeed vacated on October 31, 2025.
9. The Tenant provided proof of the notice of vacating she provided the Landlord but nothing to prove that the superintendent was unavailable to accept the keys of the rental unit on October 31, 2025. In the circumstances, I find the date the Tenant returned the key to be the date the Tenant gave up possession of the rental unit. Therefore, rent is owed to November 3, 2025.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$1,150.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
12. Interest on the rent deposit, in the amount of \$82.55 is owing to the Tenant for the period from December 21, 2022, to November 3, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 3, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$280.82. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

January 6, 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 Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$1,675.58
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$348.21
Less the amount of the last month's rent deposit	- \$1,150.00
Less the amount of the interest on the last month's rent deposit	- \$82.55
Total amount owing to the Landlord	\$280.82