



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

File Number: LTB-L-073402-25

In the matter of: BOX 1544 County rd 22
BELLE RIVER ON N0R1A0

Between: Elie Alagha Landlord

And

John Holland Tenant
Denise Holland
Shannon Burden

Elie Alagha (the 'Landlord') applied for an order to terminate the tenancy and evict John Holland, Denise Holland and Shannon Burden (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 6, 2025.

The Landlord Elie Alagha, the Tenant John Holland, and the Tenant Denise Holland attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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. I find that the Tenant vacated the rental unit on October 2, 2025. Although the Tenant testified that they moved out on August 29, 2025, they also admitted that they did not give any notice to the Landlord that they had vacated the rental unit after the N4 notice was served. There is no evidence before the Board that the Landlord was informed, or ought reasonably to have known, that the Tenant had moved out prior to October 2, 2025.

4. The Landlord's evidence was that he first became aware the rental unit was vacant on October 2, 2025, after being contacted by City By-law and attending at the property, at which time he discovered the unit was unoccupied. In the absence of notice from the Tenant, I find that October 2, 2025 is the earliest date on which the Landlord knew or could reasonably have known that the tenancy had ended. Accordingly, rent arrears are awarded up to October 2, 2025.
5. The lawful rent is \$3,000.00. It was due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to October 2, 2025 are \$6,197.26.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$3,000.00 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.
10. Interest on the rent deposit, in the amount of \$56.51 is owing to the Tenant for the period from January 1, 2025 to October 2, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of October 2, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,326.75. 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 January 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 24, 2026 at 4.00% annually on the balance outstanding.

January 12, 2026

Date Issued

Kyle Anderson

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	\$6,197.26
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the amount of the interest on the last month's rent deposit	- \$56.51
Total amount owing to the Landlord	\$3,326.75