



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

File Number: LTB-L-085860-25

In the matter of: 872 WELLINGSBORO RD
LONDON ON N6E1Y5

Between: Davidson Daniel Landlords
Sheela Davidson-Daniel

And

Delia John Tenants
Michael Smith

Davidson Daniel and Sheela Davidson-Daniel (the 'Landlords') applied for an order to terminate the tenancy and evict Delia John and Michael Smith (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on January 5, 2026.

Only the Landlords' Representative, Timothy Mobberley, attended the hearing.

As of 9:46 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. The Tenants paid the Landlords all the rent that was in arrears up to January 31, 2026.
2. The only amount owing is the Landlords' cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlords \$186.00, for the cost of filing the application.

2. If the Tenants do not pay the Landlords 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

Melissa Anjema

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.