



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-089408-25

In the matter of: B309, 5971 DORCHESTER RD
NIAGARA FALLS ON L2G 5S8

Between: 5259 Dorchester Road (Niagara) Ltd Landlord

and

Owen May Tenants
Nathan May
Julie May

5259 Dorchester Road (Niagara) Ltd (the 'Landlord') applied for an order requiring Owen May, Nathan May and Julie May (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on January 5, 2026.

Only the Landlord's agent, Lauren Mogridge, attended the hearing.

As of 1:38 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from October 1, 2025, to January 31, 2026.
3. The lawful rent is \$2,449.00. It is due on the 1st day of each month.
4. The Tenants have paid \$4,898.00 to the Landlord after the application was filed.
5. The rent arrears owing to January 31, 2026, are \$4,898.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$5,084.00. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.
2. If the Tenants does not pay the Landlord the full amount owing on or before January 26, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 27, 2026, at 4.00% annually on the balance outstanding.

January 15, 2026
Date Issued

Adeela Alvez
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.