



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

File Number: LTB-L-089479-25

In the matter of: LOWER UNIT/BASEMENT, 304 JOHNSON
STREET BARRIE ON L4M 7A3

Between: Isuru Wikum De Silva Landlords
Lia Rita Wright

and

Karen Kwan Tenant

Isuru Wikum De Silva and Lia Rita Wright (the 'Landlords') applied for an order to terminate the tenancy and evict Karen Kwan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlords attended the hearing.

As of 1:58 p.m., the Tenant was 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 Landlords' evidence.

Determinations:

1. The Landlords 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 December 1, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$2,300.00. It was due on the 1st day of each month.
5. The Tenant has paid \$1,900.00 to the Landlords since the application was filed.
6. The rent arrears owing to December 1, 2025, are \$1,639.52.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,300.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$6.77 is owing to the Tenant for the period from October 20, 2025, to December 1, 2025.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of December 1, 2025, the date the Tenant moved out of the rental unit.
2. The Landlords shall pay to the Tenant \$481.25. The Tenant owes the Landlords rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The amount of rent deposit and interest the Landlords owe on the rent deposit exceeds the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Landlords does not pay the Tenant the full amount owing on or before January 27, 2026, the Landlords will start to owe interest. This will be simple interest calculated from January 28, 2026 at 4.00% annually on the balance outstanding.

January 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$3,539.52
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$1,900.00
Less the amount of the last month's rent deposit	- \$2,300.00
Less the amount of the interest on the last month's rent deposit	- \$6.77
Total amount owing to the Landlords	\$(481.25)