



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

File Number: LTB-L-087218-25

In the matter of: 2, 34 ROSECLIFFE AVE
YORK ON M6E1K9

Between: BEL AIR INVESTMENT C/O IPG MANAGEMENT Landlord
GROUP INC

And

Thomas James Phillips Tenant

BEL AIR INVESTMENT C/O IPG MANAGEMENT GROUP INC (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas James Phillips (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on January 6, 2026.

Only the Landlord's Representative, Allistair Trent, attended the hearing.

As of 2:05 p.m., the Tenant was 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 Landlord's evidence.

Determinations:

1. The Tenant paid the Landlord all the rent that was in arrears up to January 31, 2026.
2. The only amount owing is the Landlord's 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 Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before January 26, 2026, the Tenant 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

Jeremy Henderson

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.