



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

File Number: LTB-L-089765-25

In the matter of: 111 SOUTH CREST
ANCASTER ON L9G 2T1

Between: Stephen Pletsch Landlord

and

Matthew Turner Tenants
Rylee Barber

Stephen Pletsch (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Turner and Rylee Barber (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 13, 2026.

Only the Landlord attended the hearing.

As of 9:45 a.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. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on December 19, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
3. The lawful rent is \$1,900.00. It was due on the 1st day of each month.
4. The Tenants paid \$400.00 after the application was filed.
5. The rent arrears owing to December 19, 2025, are \$8,276.93.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 19, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$8,462.93. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before February 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 2, 2026, at 4.00% annually on the balance outstanding.

January 21, 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 Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$8,276.93
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,462.93