



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084201-25

In the matter of: 309, 335 ADELAIDE ST
THUNDER BAY ON P7A7T8

Between: Dawson Properties Landlord

And

Kelly Brodie Tenant

Dawson Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Kelly Brodie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 8, 2026.

Only the Landlord's Agent, Christopher Chenette attended the hearing.

As of 1:26 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 Landlord 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 18, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,740.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 18, 2025, are \$11,469.78.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,740.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$38.49 is owing to the Tenant for the period from January 30, 2025 to December 18, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 18, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$9,877.29. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2026 at 4.00% annually on the balance outstanding.

January 19, 2026
Date Issued

Sheena Brar
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, December 18, 2025	\$11,469.78
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,740.00
Less the amount of the interest on the last month's rent deposit	- \$38.49
Total amount owing to the Landlord	\$9,877.29