



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

File Number: LTB-L-089028-25

In the matter of: 1032, 1695 PLAYFAIR DR
OTTAWA ON K1H8J6

Between: Playfair Residences Landlord

And

Ceres John Tenant

Playfair Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Ceres John (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 14, 2026.

Only the Landlord representative Charlie Bobrowsky, attended the hearing.

As of 10:05 AM, 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the tenancy between the Landlord and Tenant is terminated.
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 31, 2025.
4. On October 22, 2025, the Landlord gave the Tenant an N8 notice of termination alleging that the Tenant has paid rent late eleven times since October 2024.

5. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The rent has been paid late eleven times in the past fifteen months.
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 tenancy between the Landlord and the Tenant is terminated as of December 31, 2025.
2. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Tenant must pay the Landlord is \$186.00.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 6, 2026 at 4.00% annually on the balance outstanding.

January 22, 2026
Date Issued

Jeanie Theoharis
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.