



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

File Number: LTB-L-091084-25

In the matter of: 310, 837 QUEENSTON RD
STONE CREEK ON L8G1B3

Between: Winzen Corporation Landlord

And

Rebecca Lavery Tenant

Winzen Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Rebecca Lavery (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on January 19, 2026.

Only the Landlord's Agent, Alexander Zenkovich, attended the hearing.

As of 1:39 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant paid the Landlord all the rent that was in arrears up to January 31, 2026.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
6. 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 February 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 8, 2026, at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Nicole Pedron
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.