



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097507-25

In the matter of: 10, 94 KING EDWARD AVE
LONDON ON N5Z3S8

Between: King Edward Apartments Landlord

And

The Estate of Helen Bovin Tenant

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict The Estate of Helen Bovin (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on January 21, 2026.

Only the Landlord's agent, Manny Bedi, attended the hearing.

As of 9:35am, 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. At the Hearing the Landlord informed the Board that the Tenant passed away on November 24, 2025. The Application is amended to reflect that the Tenant is "Estate of Helen Bovin".

L2 Application

2. At the hearing, the Landlord's Legal Representative sought to withdraw the L2 application and proceed with the L1 application only and the Board consented to that request.

L1 Application

3. 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.

4. The Tenant was in possession of the rental unit on the date the application was filed.
5. The Tenant passed away on November 24, 2025.
6. Section 91(1) of the *Residential Tenancies Act, 2006* (the 'Act') states:

If a tenant of a rental unit dies and there are no other tenants in the rental unit, the tenancy shall be deemed to be terminated 30 days after the death of the tenant.

7. In accordance with subsection 91(1) of the Act, the tenancy terminated on December 24, 2025, which is 30 days after the Tenant's death. As such, I will order arrears of rent to December 24, 2025.
8. The lawful rent is \$1,744.56. It was due on the 1st day of each month.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears owing to December 24, 2025 are \$3,121.20.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord collected a rent deposit of \$1,620.00 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.
13. Interest on the rent deposit, in the amount of \$127.49 is owing to the Tenant for the period from November 1, 2022 to December 24, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 24, 2025, 30 days from the date of the Tenant's death.
2. The Tenant shall pay to the Landlord \$1,559.71. 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. 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 February 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 10, 2026 at 4.00% annually on the balance outstanding.

January 29, 2026
Date Issued

Colin Elsby
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 December 24, 2025.	\$3,121.20
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,620.00
Less the amount of the interest on the last month's rent deposit	- \$127.49
Total amount owing to the Landlord	\$1,559.71