



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-000551-25

In the matter of: 311, 9 Crown Hill Place
Toronto ON M8Y4C5

Between: Orchard Apartments (South Kingsway) LP Landlord

And

Norris Waterston
Former Tenant

Orchard Apartments (South Kingsway) LP (the 'Landlord') applied for an order requiring Norris Waterston (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on November 18, 2025.

Only the Landlord attended the hearing.

The Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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 proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay to the Landlord \$2,247.43, on or before February 6, 2026.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were personally served on the Tenant on October 9, 2025.
4. The Former Tenant vacated the rental unit on December 23, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

8. The lawful rent was \$1,204.93. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$39.61. This amount is calculated as follows: $\$1,204.93 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The tenancy ended on December 23, 2024 as a result of the Former Tenant moving out of the unit. The Landlord seeks compensation to December 23, 2024, the date the Former Tenant vacated.
12. The rent arrears and daily compensation owing to December 23, 2024 are \$3,232.10.
13. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges as a result of 1 cheque given by or on behalf of the Former Tenant which was returned NSF.
14. The Landlord also claims a \$5.00 administration bank fee as a result of 1 cheque given by or on behalf of the Former Tenant which was returned NSF. The Landlord did not submit any documentary evidence, such as bank statements to substantiate the bank charge incurred, as a result, the \$5.00 NSF charge is denied.
15. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
16. The Landlord collected a rent deposit of \$1,204.93 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
16. Interest on the rent deposit, in the amount of $-\$(0.74)$ is owing to the Former Tenant for the period from January 2, 2025 to December 23, 2024.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$3,232.10, which represents rent and compensation owing up to December 23, 2024.
2. Then Former Tenant shall also pay the Landlord \$20.00 for related administration charges for 1 cheque given by or on behalf of the Former Tenant which was returned NSF.
3. The Former Tenant shall pay to the Landlord \$201.00 for the cost of filing the application.
4. The Landlord owes \$1,204.19 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
5. The total amount the Former Tenant owes the Landlord is \$2,247.43*. See Schedule 1 for the calculation of the amount owing.
6. If the Former Tenant does not pay the Landlord the full amount owing on or before February 6, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 7, 2026 at 4.00% annually on the balance outstanding.

January 26, 2026
Date Issued

Mayra Sawicki
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To December 23, 2024	\$3,232.10
NSF Charges	\$20.00
Application Filing Fee	\$201.00
Less the amount of the last month's rent deposit	- \$1,204.93
Less the amount of the interest on the last month's rent deposit	- \$0.74
Total amount owing to the Landlord	\$2,247.43