



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

File Number: LTB-L-094491-25

In the matter of: 47 HARDING CRES
LONDON ON N6E1G2

Between: Eric Ma Landlord

And

Melisa Breton Tenants
Todd Watt

Eric Ma (the 'Landlord') applied for an order to terminate the tenancy and evict Melisa Breton and Todd Watt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 22, 2026.

Only the Landlord attended the hearing.

As of 1:43 p.m., the Tenants were 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 Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,678.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.04. This amount is calculated as follows: \$2,678.00 x 12, divided by 365 days.
5. The Tenant paid all arrears for the period ending January 31, 2026, after the application was filed.
6. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.

7. 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 Tenant shall pay \$186.00 to the Landlord for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 14, 2026, at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Laura Hartslief
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.