



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093216-25

In the matter of: 1206, 50 YOUNG ST
HAMILTON ON L8N1V2

Between: Greenwin Corp. Landlord

And

Jodyann A. Coady Tenant

Greenwin Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Jodyann A. Coady (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's legal representative, Jennifer Smith attended the hearing.

As of 2:06 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's legal representative submitted that on January 14, 2026, the Landlord carried out an inspection of the rental unit and discovered that the Tenant had abandoned the rental unit.
2. The Landlord's legal representative submitted that the Tenant was in arrears of rent and that although keys were not returned to the Landlord, there were only a few pieces of furniture and expired food remaining in the rental unit. There was no clothing or personal belongings left in the Tenant's unit.
3. I am satisfied that the Tenant has abandoned the rental unit and rent arrears will be calculated to January 14, 2026, the date the Landlord deemed the rental unit abandoned and regained vacant possession of the rental unit.

N4 Notice of termination

4. 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.

5. The Tenant was in possession of the rental unit on the date the application was filed.
6. Rent arrears are calculated up to January 14, 2026, the date the Tenant's rental unit was deemed abandoned.
7. The lawful rent is \$2,809.37. It was due on the 1st day of each month.
8. The Tenant has not made any payments since the application was filed.
9. The rent arrears owing to January 14, 2026 are \$16,174.84.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$2,740.78 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.
12. Interest on the rent deposit, in the amount of \$2.21 is owing to the Tenant for the period from January 1, 2026 to January 14, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 14, 2026, the date the Landlord discovered the Tenant abandoned the rental unit.
2. The Tenant shall pay to the Landlord \$13,617.85. This amount includes rent arrears owing up to January 14, 2026 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 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 9, 2026 at 4.00% annually on the balance outstanding.

January 28, 2026
Date Issued

Christina Philp
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 Move Out Date	\$16,174.84
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,740.78
Less the amount of the interest on the last month's rent deposit	- \$2.21
Total amount owing to the Landlord	\$13,617.85