



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085097-25

In the matter of: 328, 11 WENDY CRT
CAMBRIDGE ON N1R8A7

Between: Centurion Property Associates Inc Landlord

And

Jordan Petrus de Klein Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jordan Petrus de Klein (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, Robert Rose attended the hearing.

As of 1:54 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:

Amending the application

1. At the hearing the Landlord's legal representative stated that application improperly reflected the monthly rent for the period from October 1, 2025 to October 31, 2025, and that the monthly rent changed to \$2,074.97 effective October 1, 2025. The application indicated the monthly rent for this period was \$2,195.78.
2. The Landlord's legal representative sought to amend the application and stated that a copy of the amended application and the L1/L9 update sheet was served on the Tenant, which identifies the proper amount of rent owing to the Landlord. The Tenant has also not made any payments since the application was filed.
3. I find that the Tenant ought to have been aware of and they were effectively given notice of the amount being sought by the Landlord and therefore would not be prejudiced by the amendment. The application is amended to reflect that the Tenant owes rent arrears of \$4,270.75 for the period of September 1, 2025, to October 31, 2025.

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. The Tenant vacated the rental unit on November 30, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
7. The lawful rent is \$2,074.97. 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 November 30, 2025 are \$6,345.72.
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 \$2,090.00 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.
12. Interest on the rent deposit, in the amount of \$47.81 is owing to the Tenant for the period from January 1, 2025 to November 30, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,393.91. 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

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	\$6,345.72
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,090.00
Less the amount of the interest on the last month's rent deposit	- \$47.81
Total amount owing to the Landlord	\$4,393.91