



Order under Section 87 Residential Tenancies Act, 2006

Citation: 2712866 Ontario Ltd. v Solmon, 2026 ONLTB 9418

Date: 2026-02-02

File Number: LTB-L-079051-25

In the matter of: 101, 325 SAMMON AVE
EAST YORK ON M4J2A1

Between: 2712866 Ontario Ltd. Landlord

And

Lindsay Solmon Former Tenant

2712866 Ontario Ltd. (the 'Landlord') applied for an order requiring Lindsay Solmon (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 26, 2026.

The Landlord and the Tenant's Representative, Faraaz Damji attended the hearing.

Determinations:

1. As explained below, the Landlord did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The Landlord's application claimed rent arrears for the month of February 2025, in the amount of \$2,020.00.
3. On January 2, 2025, the Landlord served the Tenant with an N4 Notice to terminate a tenancy for nonpayment of rent, bearing a termination date of January 17, 2025.
4. The Former Tenant vacated the rental unit on January 8, 2025, pursuant to the Landlord's Notice to terminate a tenancy.
5. Section 37(2) of the Act provides that if a notice of termination is given in accordance with the Act and the tenant vacates the rental unit in accordance with the notice, the tenancy is terminated on the termination date set out in the notice. Therefore, this tenancy lawfully terminated on January 17, 2025, the date set out in the Landlord's notice of termination.

6. Section 134 (1.1) of the Act reads: No landlord shall, directly or indirectly, with respect to any rental unit, collect or require or attempt to collect or require from a former tenant of the rental unit any amount of money purporting to be rent in respect of,
- (a) any period after the tenancy has terminated and the tenant has vacated the rental unit; or
 - (b) any period after the tenant's interest in the tenancy has terminated and the tenant has vacated the rental unit. 2017, c. 13, s. 24 (2).
7. Based on the evidence, the Tenant vacated the rental unit pursuant to a notice of termination served by the Landlord. Accordingly, this tenancy lawfully terminated on January 17, 2025. Therefore, the Former Tenant would not owe arrears for the month of February 2025, as claimed in the Landlord's application. The Landlord's application must be dismissed.

Costs:

8. The Tenant's Representative requested the issuance of costs against the Landlord. I am mindful that the Landlord is self-represented and not a legal professional. Additionally, there was no evidence led that the Landlord thwarted possible negotiations between the parties or engaged in behaviour that prolonged the proceedings. In these circumstances I do not find it reasonable to award costs against the Landlord.

It is ordered that:

1. The application is dismissed.

February 2, 2026

Date Issued

Ilan Shingait

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.