



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102918-25

In the matter of: 8, 35 CASSINO AVE
GUELPH ON N1E2H9

Between: Williams & McDaniel Property Management Landlord

And

Kari Dehoyos Tenant
Mike Bond

Williams & McDaniel Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Kari Dehoyos and Mike Bond (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

Only the Landlord's legal representative, Tim Kelly attended the hearing.

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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy shall be terminated February 16, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On November 28, 2025, the Landlord gave the Tenant an N8 notice of termination deemed served on November 28, 2025. The notice of termination contains the following allegations:
 - Rent is due on the first day of the month. In the past nine (9) months You have paid your rent late seven (7) of these months.

4. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 7 times in the past 8 months. Additionally, since the N8 notice was served, the Tenant continued paying his rent late for December 2025 and January 2026.
5. The pattern of late payment is unmistakable and persistent.

Daily compensation, NSF charges, rent deposit

6. Based on the monthly rent, the daily compensation is \$35.83. This amount is calculated as follows: \$1,089.81 x 12, divided by 365 days.
7. The Landlord collected a rent deposit of \$1,000.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$90.51 is owing to the Tenant for the period from November 23, 2021, to January 22, 2026.

Relief from eviction

8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenant did not attend the hearing to provide any evidence that would be relevant to my analysis under section 83 of the Act.
9. Based on the allegations in the N8 notice, the Landlord's L2 application and submissions of the Landlord, the requested eviction order shall be issued for persistent late payment of rent.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 16, 2026.
2. If the unit is not vacated on or before February 16, 2026, then starting February 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 17, 2026.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application
5. 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 17, 2026, at 4.00% annually on the balance outstanding.

February 5, 2026
Date Issued

Nathan Korenberg

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 17, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.