



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

File Number: LTB-L-091775-25

In the matter of: 1(front), 192 Lincoln Rd W
CRYSTAL BEACH ON L0S1B0

Between: Liping Liu Landlord

And

Ricky Manuel Sousa Tenants
Krysten Dawn Hare

Liping Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Ricky Manuel Sousa and Krysten Dawn Hare (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 20, 2026.

The Landlord and the Tenant, Ricky Manuel Sousa, attended the hearing.

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. The Tenants was in possession of the rental unit on the date the application was filed.
3. At the hearing the Tenant, Ricky Manuel Sousa (RMS), testified that they vacated the rental unit on January 19, 2026. Since the Landlord was only advised of the Tenants' vacating the rental unit on January 20, 2026, the date of the hearing, I find that the date the Tenants vacated the rental unit should be January 20, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,518.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The Landlord claims that the rent arrears owing to January 20, 2026, are \$9,209.60.

7. RMS believes the Tenants do not owe the Landlord any arrears since the Landlord offered them two months of rent for free if they vacated the rental unit on or before January 31, 2026, which they did. RMS also claimed that the Tenants paid \$9,500.00 as deposit to the Landlord when the tenancy started. The Tenants also paid October 2025 rent in full which the Landlord claims was unpaid.
8. The Landlord testified that she did send the Tenants an N11 form with a termination date of January 31, 2026, with an offer of two months rent waived if they signed and returned the N11 form to her. However, the Tenants have not returned the signed form to date. The Landlord also claims that the Tenants gave her \$4,800.00 as a rent deposit willingly which she has already accounted for.
9. The Tenants were given an opportunity to send proof of their claims as post-hearing submissions which they failed to do. Without any proof of the claims, I am unable to find that the Tenants do not owe the rent claimed by the Landlord as unpaid or that the Tenant paid an additional deposit.
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 \$4,800.00 from the Tenants 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 \$21.54 is owing to the Tenants for the period from November 4, 2025, to January 20, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 20, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$4,574.06. This amount includes rent arrears owing up to the date the Tenants 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 Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants does not pay the Landlord the full amount owing on or before February 16, 2026, the Tenants 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

Sheena Brar

Member, Landlord and Tenants 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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$9,209.60
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,800.00
Less the amount of the interest on the last month's rent deposit	- \$21.54
Total amount owing to the Landlord	\$4,574.06