



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098656-25

In the matter of: 27 GRANDVIEW RD
PORT MCNICOLL ON L0K1R0

Between: Manfred Fleischmann Landlord

And

Jennifer Lynn Maxwell Tenant
Scott Junior

Manfred Fleischmann (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Lynn Maxwell and Scott Junior (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 2, 2026.

The Landlord's representative, Jennifer Fiegehen, and the Tenants 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on December 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$3,000.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The Tenants filed copies of their bank statements and eTransfer receipts. The Tenants raised concerns that their payments were not applied towards the arrears and that the arrears owing were not as stated by the Landlord.
7. The Landlord uploaded a detailed ledger of all financial transactions recorded from July 2023 which is the last date the Tenants were up to date with rent. Upon careful

examination of the Landlord's ledger compared with the Tenants' evidence of payments, I am satisfied that all payments made by both Tenants from July 10, 2025 through to and including November 15, 2025, were properly applied by the Landlord.

8. The rent arrears owing to December 31, 2025 are \$10,020.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$3,000.00 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.
11. Interest on the rent deposit, in the amount of \$317.51 is owing to the Tenants for the period from April 1, 2021 to December 31, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 31, 2025, the date the Tenant moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$6,888.49. 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 do not pay the Landlord the full amount owing on or before March 13, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 14, 2026 at 4.00% annually on the balance outstanding.

February 11, 2026
Date Issued

Melissa Anjema
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	\$10,020.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the amount of the interest on the last month's rent deposit	- \$317.51
Total amount owing to the Landlord	\$6,888.49