



Order under Section 87 Residential Tenancies Act, 2006

Citation: Nault v Champagne, 2026 ONLTB 14443

Date: 2026-02-19

File Number: LTB-L-101528-24

In the matter of: BASEMENT, 66 MINNEWAWA RD
MISSISSAUGA ON L5G1C7

Between: Jean-Francois Nault Landlord

And

Sherry Champagne Former Tenant

Jean-Francois Nault (the 'Landlord') applied for an order requiring Sherry Champagne (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 10, 2026. Only the Landlord's Agent, Caitlin Gilks, attended the hearing.

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay \$6,533.79 to the Landlord.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. On January 16, 2025, the Landlord made a request to serve the Former Tenant by e-mail. This request was granted by the Board on January 16, 2025.
4. The Former Tenant was served by e-mail with a copy of the Notice of Hearing on January 27, 2026. Although I find that this does not comply with Rule 3.3 of the LTB's Rules of Procedure, the matter had been adjourned on a prior occasion where the Former Tenant had been present but left the hearing unexpectedly. The presiding Member, out of an abundance of caution, adjourned the matter.
5. However, the matter was marked as peremptory on the Former Tenant. Given that the Former Tenant was present at the prior hearing and given that the matter had been marked peremptory on the Former Tenant, I find it is appropriate to exercise my discretion to waive the 30-day notice period. Further, in checking the file history in the Tribunals

Ontario Portal ('TOP'), I find the Former Tenant logged into the portal on January 27, 2025. Therefore, I am satisfied the Former Tenant was given adequate notice of the hearing.

6. The Former Tenant vacated the rental unit on November 15, 2024.
8. The lawful rent was \$1,900.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$62.47. This amount is calculated as follows: $\$1,900.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The tenancy ended on November 15, 2024, as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
12. The rent arrears and daily compensation owing to November 15, 2024 are \$8,550.00.
14. The Landlord collected a rent deposit of \$1,900.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
15. Interest on the rent deposit, in the amount of \$116.21 is owing to the Former Tenant for the period from June 6, 2022 to November 15, 2024.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$8,550.00, which represents rent and compensation owing up to November 15, 2024.
2. The Landlord owes \$2,016.21 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
3. The total amount the Former Tenant owes the Landlord is \$6,533.79*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before , the Former Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 19, 2026
Date Issued

Jane Dean
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To November 15, 2024	\$8,550.00
Less the amount of the last month's rent deposit	- \$1,900.00
Less the amount of the interest on the last month's rent deposit	- \$116.21
Total amount owing to the Landlord	\$6,533.79