



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

File Number: LTB-L-016278-25

In the matter of: 1002, 44 CHARLES ST W
TORONTO ON M4Y1R7

Between: The Manufacturers Life Insurance Company Landlord

And

George Mann Tenant

L1 Application---The Manufacturers Life Insurance Company (the 'Landlord') applied for an order to terminate the tenancy and evict George Mann (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

L2 Application ---The Manufacturers Life Insurance Company (the 'Landlord') applied for an order to terminate the tenancy and evict George Mann (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on February 11, 2026.

The Landlord's Legal Representative, Preston Haynes, and the Tenant attended the hearing.

Determinations:

L1 Application:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 June 17, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,000.00. 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 rent arrears owing to June 17, 2025, are \$17,117.75.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$59.45 is owing to the Tenant for the period from April 10, 2024, to June 17, 2025.

L2 Application:

10. At the hearing, the Landlord's legal representative stated that the Tenant vacated the rental unit on June 17, 2025. Therefore, the Landlord was no longer seeking an order terminating the tenancy.
11. As the Tenants vacated the unit, there is no need to consider the merits of the Landlord's application to evict the Tenant. The Landlord's application is moot.

It is ordered that:

L1 Application:

1. The tenancy between the Landlord and the Tenant is terminated as of June 17, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$15,244.30. This amount includes rent arrears owing up to the date the Tenant 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 Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 3, 2026, at 4.00% annually on the balance outstanding.

L2 Application:

4. The Landlord's L2 Application is dismissed.

February 19, 2026
Date Issued

Joy Xiao
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	\$17,117.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$59.45
Total amount owing to the Landlord	\$15,244.30