



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-102356-25

In the matter of: 202-3050 Yorkville St.
London, ON N6P0J3

Between: 731675 Ontario Ltd. (3080 Bostwick) Landlord

And

Elizabeth Shearer Tenants
Thavirak Peter Photisane

731675 Ontario Ltd. (3080 Bostwick) (the 'Landlord') applied for an order requiring Elizabeth Shearer and Thavirak Peter Photisane (the 'Tenants') to pay the rent owed.

The Landlord also claimed charges related to NSF cheques.

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

Only the Landlord's Agent, Jennifer Grant, attended the hearing.

As of 1:49 p.m., the Tenants were 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. The Tenants vacated the rental unit on December 31, 2025. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from November 1, 2025, to December 31, 2025.
3. The lawful rent is \$2,955.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears and daily compensation owing to December 31, 2025, is \$2,655.00.

6. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$5.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenants which was returned NSF.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$2,866.00. This amount includes rent arrears owing up to December 31, 2025, and the cost of the application and unpaid NSF charges.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 2, 2026, at 4.00% annually on the balance outstanding.

February 18, 2026
Date Issued

Ken Audziss
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.