



Order under Section 69 Residential Tenancies Act, 2006

Citation: Equiton Residential Income Fund LP v Childs, 2026 ONLTB 15616

Date: 2026-02-19

File Number: LTB-L-099228-25

In the matter of: 15, 1379 PRINCESS ST
KINGSTON ON K7M3E4

Between: Equiton Residential Income Fund LP Landlord

And

Deborah Childs Tenants
James Thomas

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Childs and James Thomas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 12, 2026.

The Landlord's Agent, Laveena Sensa, and the Tenant, Deborah Childs, 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 were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on November 30, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$1,921.86. 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 rent arrears owing to November 30, 2025, are \$1,165.99.
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 \$1,911.63 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.
9. Interest on the rent deposit, in the amount of \$36.01 is owing to the Tenants for the period from March 1, 2025, to November 30, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of November 30, 2025, the date the Tenants moved out of the rental unit.
2. The Landlord shall pay to the Tenants \$595.65. The Tenants owe the Landlord rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Landlord does not pay the Tenants the full amount owing on or before October 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from October 31, 2026, at 4.00% annually on the balance outstanding.

February 19, 2026

Date Issued

Greg Brocanier

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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$1,165.99
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,911.63
Less the amount of the interest on the last month's rent deposit	- \$36.01
Total amount owing to the Landlord	\$(595.65)