



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

File Number: LTB-L-098161-25

In the matter of: 2, 351 ATHERLEY RD
ORILLIA ON L3V1N9

Between: 1755870 ONTARIO LIMITED

Landlord

And

Jennifer Denault
Heathcliff Wright

Tenants

1755870 ONTARIO LIMITED (the 'Landlord') applied for an order requiring Jennifer Denault and Heathcliff Wright (the 'Tenants') to pay the rent that the Tenants owe.

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

Only the Landlord's Legal Representative, Emily Barbat, attended the hearing.

As of 9:53 a.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 November 30, 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 November 30, 2025.
3. The lawful rent is \$1,792.75. 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 November 30, 2025, are \$1,792.75.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. Although this order does not specifically address each piece of evidence individually or reference all the testimony, I have considered all of the evidence presented at the hearing and all of the oral testimony when making my determinations.
8. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Tenants shall pay to the Landlord \$87.67. This amount includes rent arrears owing up to November 30, 2025, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 7, 2026, at 4.00% annually on the balance outstanding.

February 23, 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.

