



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

File Number: LTB-L-103217-25

In the matter of: 65 LILLIAN WAY
CALEDONIA ON N3W0E7

Between: RACQUEL ALECIA KINGHORN Landlord

And

SHANNON GOODALE Tenants
SHANE GOODALE

RACQUEL ALECIA KINGHORN (the 'Landlord') applied for an order to terminate the tenancy and evict SHANNON GOODALE and SHANE GOODALE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026.

The Landlord, the Landlord's Legal Representative Naseer Ahmed and the Tenants attended the hearing.

Determinations:

Section 82 Issues

1. The Tenants had uploaded evidence on the day prior to the hearing in order to allege issues under s. 82 of the *Residential Tenancies Act, 2006* (the 'Act'). The Board's *Rules* state that issues must be raised at least 7 days in advance of the hearing and as such, the Tenants' issues were not considered.

Landlord's Evidence

2. 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.
3. The Tenants were in possession of the rental unit on the date the application was filed.
4. The Tenants confirmed on the record that they had vacated the rental unit by November 30, 2025. The Tenants testified that they had been approached by Maximum Property

Solutions and advised that the house was being repossessed and that the Tenants had 10 days to vacate the unit. The Landlord had no knowledge of this and confirmed that they are still on title with respect to the property. Rent arrears are calculated up to the date the Tenant vacated the unit, as agreed to by the parties at the hearing.

5. The lawful rent is \$2,700.00. It was due on the 1st day of each month.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to November 30, 2025, are \$8,600.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,700.00 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.
10. Interest on the rent deposit, in the amount of \$81.00 is owing to the Tenants for the period from September 19, 2024, 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 Tenants shall pay to the Landlord \$6,005.00. This amount includes rent arrears owing up to the date the Tenants 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 Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 2, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 3, 2026, at 4.00% annually on the balance outstanding.

February 19, 2026
Date Issued

Jagger Benham
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	\$8,600.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,700.00
Less the amount of the interest on the last month's rent deposit	- \$81.00
Total amount owing to the Landlord	\$6,005.00