



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

File Number: LTB-L-103477-25

In the matter of: 2, 309 prince street
walkerton ON N0G2V0

Between: Tyson Voisin Landlord

And

Daniel Scott Tenants
Alisha Scott

Tyson Voisin (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Scott and Alisha Scott (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 and the Tenant, S. Scott, 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 December 31, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,500.00. It was due on the 1st day of each month.
5. It was undisputed that the Tenants have not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$5,000.00.
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 \$2,500.00 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.
9. Interest on the rent deposit, in the amount of \$61.30 is owing to the Tenants for the period from January 8, 2025 to December 31, 2025.
10. The Tenant wishes to enter in a payment plan with the Landlord. As the tenancy has ended, a payment plan was not considered in my determination. The parties remain at liberty to enter into their own payment arrangement if they so choose.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 31, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$2,624.70. 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

Mayra Sawicki

Member, Landlord and Tenants 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	\$5,000.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$61.30
Total amount owing to the Landlord	\$2,624.70