



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

File Number: LTB-L-103370-25

In the matter of: 27 CATALINA DRIVE
BELLEVILLE ON K8R 1C4

Between: Roy Brett Landlord

and

Frederick R.J. Oliver Tenants
Cathy A. Oliver

Roy Brett (the 'Landlord') applied for an order to terminate the tenancy and evict Frederick R.J. Oliver and Cathy A. Oliver (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord attended the hearing.

As of 9:42 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. 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 were in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$1,930.00. It was due on the 1st day of each month.
3. The Tenants vacated the rental unit on January 14, 2026.
4. The tenancy was already terminated in order LTB-L-062773-25 issued on August 6, 2025. That order requires the Tenant to pay the Landlord \$63.45 per day for compensation for the use of the unit starting August 7, 2025, to the date the Tenants move out of the unit. "Compensation" is simply the rent calculated on a daily basis.
5. As order LTB-L-062773-25 already requires the Tenant to pay daily compensation for the period starting August 7, 2025 and continuing until the Tenants vacate, the Board cannot issue another order requiring the Tenant to pay rent arrears for that same time period. That would result in the Tenant being ordered to pay the same rent arrears twice.

6. The Landlord's statement of account filed with the Board for this application provides that the rent from June 1, 2025 to August 6, 2025 has been paid. Therefore, there are no additional rent arrears to be ordered. With respect to the rent owing by the Tenant for the period starting on August 7, 2025, the Landlord can enforce order LTB-L-062773-25.
7. If the Landlord is still in possession of the Tenant's rent deposit of \$1,930.00, this must be applied to any amount owing by the Tenant under order LTB-L-062773-25.

It is ordered that:

1. The Landlord's application is dismissed.

February 27, 2026
Date Issued

Adeela Alvez
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.