



Order under Section 69 Residential Tenancies Act, 2006

Citation: Haydt v Mcleod, 2026 ONLTB 16681

Date: 2026-02-26

File Number: LTB-L-104098-25

In the matter of: Upper, 195 Townline St.
St. Williams ON L4L1W2

Between: Noel Haydt Landlord

And

Raven Mcleod Tenant

Noel Haydt (the 'Landlord') applied for an order to terminate the tenancy and evict Raven Mcleod (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026.

The Landlord, the Landlord's representative, Nathan Kolomay, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on February 12, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$1,600.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 12, 2026, are \$5,431.20. The Tenant does not dispute the rent arrears owing.
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 \$1,600.00 from the Tenant and the rent deposit has been applied to August 1, 2025 rent.
9. Interest on the rent deposit, in the amount of \$18.60 is owing to the Tenant for the period from March 1, 2025, to July 31, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 12, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,598.60. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 10, 2026, at 4.00% annually on the balance outstanding.

February 26, 2026

Date Issued

Joshua Labbe

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 Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$5,431.20
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit (Last Month's rent used on August 1, 2025)	0.00
Less the amount of the interest on the last month's rent deposit	- \$18.60
Total amount owing to the Landlord	\$5,598.60