



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

File Number: LTB-L-103281-25

In the matter of: 1025, 3390 KEELE ST
NORTH YORK ON M3J 1L6

Between: SKPM Rents 15 Landlord

and

Lerry Cox Tenant

SKPM Rents 15 (the 'Landlord') applied for an order to terminate the tenancy and evict Lerry Cox (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 24, 2026.

Only the Landlord's representative, Sylwia MacArthur, attended the hearing.

As of 9:42 a.m., the Tenant was 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,459.40. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$47.98. This amount is calculated as follows: \$1,459.40 x 12, divided by 365 days.
4. The Tenant has paid \$4,595.40 to the Landlord since the application was filed.
5. There is no rent owing to February 28, 2026. The Tenant has a credit of \$17.82 which will be applied to the filing fee. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$168.18.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 14, 2026, at 4.00% annually on the balance outstanding.

March 2, 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.