



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-056968-25

In the matter of: Lot #3, 4133 HWY 101 W
TIMMINS ON P4R0E7

Between: 1000251411 Ontario Inc. Landlord

And

Nelson Green Former Tenant

1000251411 Ontario Inc. (the 'Landlord') applied for an order requiring Nelson Green (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on March 3, 2026.

The Landlord's Agent, Harpreet Singh Gill and the Landlord's Representative, Chrystal Kerr and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall be required to compensate the Landlord pursuant to the terms of this order.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. The L10 application, Notice of Hearing, and evidence package documents were served on November 17, 2025, by way of email communication.
4. The Former Tenant abandoned the rental unit on May 31, 2025.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
8. The lawful rent was \$394.55. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$12.97. This amount is calculated as follows: \$394.55 x 12, divided by 365 days.

10. The Former Tenant has not made any payments since the application was filed.
11. The rental unit consisted of leased land on which the Former Tenant maintained a trailer, shed, and other personal items.
12. The Former Tenant was served with a N13 Notice of termination which required the Former Tenant to vacate the rental property on or before May 31, 2025. The N13 required vacant possession of the rental property for the purpose of converting said property to nonresidential use. The Former Tenant testified that he abandoned the rental property on May 31, 2025. The Former Tenant also agreed that at the time of vacating the rental unit, he failed to remove his personal belongings, including a shed and large trailer from the leased land. The Former Tenant also confirmed that he did not notify the Landlord that he had vacated the property at the time of doing so.
13. The Landlord sought an order requiring the Former Tenant to pay compensation for the period of May 1, 2025, through to July 31, 2025. The Landlord was seeking compensation to July 31, 2025, because the Former Tenant failed to notify the Landlord that he was vacating the property, and more importantly because the Former Tenant failed to remove his trailer from the leased land. The Former Tenant was required to remove his trailer, and all his personal content at the time of vacating the property.
14. The Former Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on July 31, 2025.
15. The rent arrears and daily compensation owing to July 31, 2025, are \$1,183.65.
16. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
17. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$1,183.65, which represents rent and compensation owing up to July 31, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$1,369.65*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before March 16, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 17, 2026, at 4.00% annually on the outstanding balance.

March 5, 2026
Date Issued

Ilan Shingait
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing to July 31, 2025	\$1,183.65
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$1,369.65