



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-057009-25

In the matter of: 1, 8 Chatham Street
Penetanguishene ON L9M1B8

Between: Sara Gardner Landlords
Eric Chicoine

And

Gloria Simpson Former Tenant

Sara Gardner and Eric Chicoine (the 'Landlords') applied for an order requiring Gloria Simpson (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.

Only the Landlords attended the hearing.

As of 9:38 a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlords. 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 explained below, the Landlords have proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall be required to compensate the Landlords pursuant to the terms of this order.
2. I am satisfied that the Landlords served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. The L10 application, Notice of Hearing, and evidence documents were served on November 17, 2025, by mailing a copy of the documents to the Former Tenant's current place of residence, deemed served November 22, 2025.
4. The Former Tenant vacated the rental unit on April 30, 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 \$1,450.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$47.67. This amount is calculated as follows: $\$1,450.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The tenancy ended on April 30, 2025, as a result of the Former Tenant moving out 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 that date.
12. The rent arrears and daily compensation owing to April 30, 2025, are \$1,450.00.
13. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
14. The last month's rent deposit was applied to the rental period of April 1, 2025, through to April 30, 2025.

It is ordered that:

1. The Former Tenant shall pay to the Landlords \$1,450.00, which represents rent and compensation owing up to April 30, 2025.
2. The Former Tenant shall pay to the Landlords \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlords is \$1,636.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlords the full amount owing on or before March 17, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 18, 2026, at 4.00% annually on the balance outstanding.

March 6, 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 April 30, 2025	\$1,450.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$1,636.00