



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

File Number: LTB-L-107902-25

In the matter of: 2, 1171 DUNDAS ST W
TORONTO ON M6J1X3

Between: 14186796 Canada Inc. Landlord

And

Kelly Andrade Tenant

14186796 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kelly Andrade (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent (L2 Application)

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

Only the Landlord's Legal Representative, Byan Rubin, attended the hearing.

As of 2:09 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

L1 Application:

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 March 1, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,900.00. 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 March 1, 2026, are \$17,195.34.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

L2 Application:

9. At the hearing, the Landlord's legal representative stated that the Tenant vacated the rental unit on March 1, 2026. Therefore, the Landlord was no longer seeking an order terminating the tenancy.
10. As the Tenant vacated the unit, there is no need to consider the merits of the Landlord's application to evict the Tenant. The Landlord's application is moot.

It is ordered that:

L1 Application:

1. The tenancy between the Landlord and the Tenant is terminated as of March 1, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$17,381.34. 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. 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 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 21, 2026, at 4.00% annually on the balance outstanding.

L2 Application:

4. The L2 application is dismissed because it is moot.

March 9, 2026
Date Issued

Joy Xiao
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	\$17,195.34
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$17,381.34