



**Order under Section 69 / 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-090640-25

In the matter of: 606, 191 COMMISSIONERS RD W
LONDON ON N6J0B5

Between: Pam Gardens Non Profit Housing Inc. Landlord

And

Zachary Ratte Tenant

Pam Gardens Non Profit Housing Inc. (the 'Landlord') applied for an order requiring Zachary Ratte (the 'Tenant') to pay the rent that the Tenant owes. (L9 Application)

The 'Landlord' also applied for an order to terminate the tenancy and evict the Tenant because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; and the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

The Landlord claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord further applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex. (L2 Application)

This application was heard by videoconference on February 10, 2026. Only the Landlord's agent Tina Marie Huse and the Landlord's legal representative Thomas Schoenleber attended the hearing.

As of the time of the hearing, 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:

L2 Application

1. The Landlord served the Tenant an N5 notice of termination.
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 November 15, 2025, pursuant to the notice of termination. Thus, the tenancy terminated November 15, 2025.
4. The Landlord sought costs for damages under subsection 89(1) of the *Residential Tenancies Act, 2006* (the Act'). However, the claims on the application were vague and did not contain sufficient detailed particulars as to what constituted "damage". Also, the allegations included costs for cleaning the rental unit. Cleaning does not meet the definition of "damage" as contemplated under Act. Accordingly, the Board determined the claim for damages was not valid and thus did not consider the claim.

L9 Application

5. The Landlord sought an order for arrears/daily compensation.
6. The Tenant was in possession of the rental unit on the date the L9 application was filed. The Tenant vacated the rental unit on November 15, 2025.
7. The Tenant did not pay the total rent they were required to pay for the period from January 1, 2025, to November 15, 2025.
8. The lawful rent is \$834.00. It is due on the 1st day of each month.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears and daily compensation owing to November 15, 2025, are \$1,461.60.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord's legal representative advised there is no last month rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 15, 2025.
2. The Tenant shall pay to the Landlord \$1,647.60. This amount includes rent arrears owing up to November 15, 2025, and the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 25, 2026, at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Inderdeep Padma
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.