



Order under Section 69 Residential Tenancies Act, 2006

Citation: Nayef v Snook, 2026 ONLTB 21659

Date: 2026-03-18

File Number: LTB-L-108755-25

In the matter of: Unit 1, 161 Markwood Drive
Kitchener ON N2M2H3

Between: Naal Salim Nayef Landlord

And

Regean Snook Tenant

Naal Salim Nayef (the 'Landlord') applied for an order to terminate the tenancy and evict Regean Snook (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 9, 2026.

Only the Landlord attended the hearing.

As of 10:50 am, 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. The Tenant did not join during the scheduled block and the technical team did not advise of any related issues. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord said that he met with the Tenant on January 10, 2026 and provided him with a copy of this Notice of Hearing.
2. 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.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant vacated the rental unit on January 13, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
5. The lawful rent is \$2,365.00. It was due on the 10th day of each month.

6. The Tenant has paid \$1,200.00 to the Landlord since the application was filed.
7. The rent arrears owing to January 13, 2026 are \$4,275.75.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 13, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,461.75. 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 29, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 30, 2026 at 4.00% annually on the balance outstanding.

March 18, 2026
Date Issued

Dana Wren
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	\$5,475.75
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,200.00
Total amount owing to the Landlord	\$4,461.75