



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086385-25

In the matter of: 18-40 Fairfax Crt.
London, ON N6G3Y3

Between: Michael VanderWeide Landlord
Andrea VanderWeide

And

Jamie Bardoel Tenant
Jammie Van Braak

Michael VanderWeide and Andrea VanderWeide (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Jamie Bardoel and Jammie Van Braak (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on March 5, 2026.

The Landlords and Tenant, Jammie Van Braak, attended the hearing.

Parties sought resolution through mediation but were unsuccessful.

Preliminary Issue:

Request to Amend the Application

1. The Landlord requested to amend their application to remove the Tenant's children, Ryer Billings and Hailey Hammond as Tenants. The amendment was granted on consent at the hearing.

Agreed Facts:

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 February 28, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
5. The lawful rent is \$2,400.00. It was due on the 1st day of each month.
6. The Tenant has paid \$3,850.00 to the Landlord since the application was filed.
7. The rent arrears owing to February 28, 2026, are \$10,550.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,400.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$29.27 is owing to the Tenant for the period from August 1, 2025, to February 28, 2026.
11. The Tenant testified that she is currently living in her car and that the other party to the joint tenancy has not been contributing his portion of the rent. She stated that she does not have the financial means to pay the remaining arrears beyond the amounts she has already paid. Ms. Van Braak further indicated that she would provide the Landlord with confirmation that the payments made to date were made by her, in the hope that the Landlord would pursue collection from the other tenant accordingly.
12. Ms. Van Braak requested additional time to pay the arrears. Given that both named Tenants have vacated the rental unit, thereby reducing any further prejudice to the Landlord, I informed the parties that an order would be issued requiring the arrears be paid on or before April 15, 2026, with standard interest provisions on any outstanding balance.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026, the date the Tenant moved out of the rental unit.

2. The Tenant shall pay to the Landlord \$8,306.73. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. 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 April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026, at 4.00% annually on the balance outstanding.

March 11, 2026

Date Issued

Ken Audziss

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.

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$14,400.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,850.00
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$29.27
Total amount owing to the Landlord	\$8,306.73