



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

File Number: LTB-L-109542-25

In the matter of: 0710, 210 MARKLAND DR
ETOBICOKE ON M9C1R2

Between: Hazelview Property Services In Landlord

And

Chrystal Urquhart Tenant

Hazelview Property Services In (the 'Landlord') applied for an order to terminate the tenancy and evict Chrystal Urquhart (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 10, 2026.

Only the Landlord's Legal Representative, Sean Beard, attended the hearing.

As of 9:43am, 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:

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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,852.67. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent compensation is \$60.91. This amount is calculated as follows: \$1,852.67 x 12, divided by 365 days.
5. The Tenant has paid \$7,396.29 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$13.34.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,730.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$50.12 is owing to the Tenant for the period from January 1, 2025, to March 10, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act. The remaining arrears are minor, and the Landlord's Legal Representative stated the Landlord does not seek eviction over such a small outstanding balance.

It is ordered that:

1. The Tenant shall pay to the Landlord \$199.34. This amount includes rent arrears owing up to March 31, 2026 and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 28, 2026 at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

Fotoula Hatzantonis
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.