



**Order under Subsection 87(1)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-107888-25

**In the matter of:** 224 BALMORAL AVE N  
HAMILTON ON L8L7S2

**Between:** Myles Harding Landlord

**And**

Sarah Robinson Tenants  
Emma McKinnon

Myles Harding (the 'Landlord') applied for an order requiring Sarah Robinson and Emma McKinnon (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 11, 2026.

Only the Landlord's Legal Representative, Tylar Boyd, attended the hearing.

As of 9:44 a.m., the Tenants were 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 Tenants vacated the rental unit on January 1, 2026. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from October 1, 2025, to January 1, 2026.
3. The lawful rent is \$2,665.00. It is due on the 1st day of each month.
4. The Tenants had not made any payments since the application was filed.
5. The Tenants are no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent ends on January 1, 2026.
6. The rent arrears and daily compensation owed are \$7,082.62.

7. The Landlord collected a rent deposit of \$2,600.00 from the Tenants, and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$4,668.62. This amount includes rent arrears owing up to and the cost of the application, minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 31, 2026, at 4.00% annually on the balance outstanding.

**March 19, 2026**  
**Date Issued**

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**Sean Ramage**  
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.