



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

Citation: Hunters Lodge Apts. Inc. v O'Brien, 2026 ONLTB 22715

Date: 2026-03-16

File Number: LTB-L-109312-25

In the matter of: 907, 2600 DON MILLS RD
NORTH YORK ON M2J3B4

Between: Hunters Lodge Apts. Inc. Landlord

And

Kyle O'Brien Tenants
Vincent Campbell

Hunters Lodge Apts. Inc. (the 'Landlord') applied for an order requiring Kyle O'Brien and Vincent Campbell (the 'Tenant') to pay the rent that the Tenant owes.

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

The Landlord's legal representative, Howard Levenson, and the Tenants attended the hearing.

Determinations:

1. The Tenant did not pay the total rent they were required to pay for the period from October 1, 2023 to December 31, 2025.
2. The lawful rent is \$2,276.62. It is due on the first day of each month.
3. The Tenant has paid \$4,553.24 to the Landlord after the application was filed. The rent deposit was applied to the rent due December 1, 2025.
4. The tenancy ended on as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
5. The unpaid amount relates to an AGI amount that has been ordered. The Tenant has concerns about the tenancy but did not disclose them in advance, so they are not considered under section 82 of the Act.
6. The rent arrears and daily compensation owing to December 31, 2025 are \$2,210.40.

7. The Landlord incurred \$186.00 to file the application and is entitled to be reimbursed for this cost.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,396.40. This amount includes rent arrears owing up to December 31, 2025 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 10, 2026 at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

Dawn Carr
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.