



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

File Number: LTB-L-014319-26

In the matter of: 42 DURHAM ST
KINGSTON ON K7L1J1

Between: ADRIEN DJOMO NJEPANG Landlord

And

JESSICA ANN PHILLIPS Tenant

ADRIEN DJOMO NJEPANG (the 'Landlord') applied for an order requiring JESSICA ANN PHILLIPS (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 27, 2026.

The Landlord and the Tenant attended the hearing. The Tenant spoke with Duty Counsel prior to the hearing.

Determinations:

1. The Tenant has vacated the rental unit. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$1,250.00. It is due on the 1st day of each month.
3. It is undisputed that the Tenant did not pay the total rent they were required to pay for the period from September 1, 2024 to March 5, 2026, that the Tenant has not made any payments since the application was filed, and that the rent arrears and daily compensation owing to March 5, 2026 are \$22,701.61.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord owes the Tenant \$324.27 pursuant to order LTB-T-056553-25, issued on January 27, 2026, with the expectation that this amount would be set off against any rent arrears that the Tenant may owe the Landlord as a result of this application. The Landlord has not paid this sum to the Tenant to date.

It is ordered that:

1. The Tenant shall pay to the Landlord \$22,887.61. This amount includes rent arrears owing up to March 5, 2026 and the cost of the application.

2. The Landlord may set off \$324.27 against the amount of rent owing to the Landlord by the Tenant.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

March 20, 2026

Date Issued

Elle Venhola

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.