



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

File Number: LTB-L-003069-26

In the matter of: 304-3580 Seminole St.
Windsor, ON N8Y1Y2

Between: Meddco Properties Inc. Landlord

And

Sean Winkfield Tenant

Meddco Properties Inc. (the 'Landlord') applied for an order requiring Sean Winkfield (the 'Tenant') to pay the rent owed.

This application was heard by videoconference on March 18, 2026.

Only the Landlord's Agent, Charlotte Williams, attended the hearing.

As of 10:20 a.m., 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.

Preliminary Issue:

Amendment to the Application

1. The Landlord made a clerical error in the application by incorrectly stating the rent arrears as \$0 instead of \$1,550.29. At the hearing, the Landlord's Agent requested an amendment to correct the arrears in the application. The amendment was granted at the hearing.

Determinations:

2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant did not pay the total rent they were required to pay for the period from to.

4. The lawful rent is \$1,423.47. It is due on the 1st day of each month.
5. The Tenant has paid \$3,160.00 to the Landlord after the application was filed.
6. The rent arrears owing to March 31, 2026, are \$1,237.23.
7. 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 Tenant shall pay to the Landlord \$1,423.23. This amount includes rent arrears owing to March 31, 2026, and the cost of filing the application.
2. 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

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.