



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

File Number: LTB-L-001181-26

In the matter of: 115 QUEEN
DUNNVILLE ON N1A 1H6

Between: 1932063 Ontario Inc. Landlord

and

Thomas Smith Tenant

1932063 Ontario Inc. (the 'Landlord') applied for an order requiring Thomas Smith (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on March 19, 2026.

The Landlord's counsel Robert Yanch and the Tenant attended the hearing.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from March 1, 2025, to March 31, 2026.
3. The lawful rent is \$1,000.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The Tenant has vacated the rental unit and did not dispute the Landlord's claim that arrears of rent owing are \$11,000.00.
6. The Landlord collected a rent deposit of \$1,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent owing.
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 \$10,186.00. 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 April 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 11, 2026, at 4.00% annually on the balance outstanding.

March 30, 2026

Date Issued

Nersi Makki

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.