



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004726-26

In the matter of: Basement Room, 2609 KINGSTON RD
SCARBOROUGH ON M1M1M1

Between: Sunneva Bernhardsdottir Landlord

And

Rachael Dawn Prescott Tenant
Daniel Christopher Prescott

Sunneva Bernhardsdottir (the 'Landlord') applied for an order to terminate the tenancy and evict Rachael Dawn Prescott and Daniel Christopher Prescott (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 23, 2026.

Only the Landlord attended the hearing.

As of 9:55 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,750.00. It is due on the 1st day of each month.
4. The Tenant paid all arrears owing for the period ending March 31, 2026, after the application was filed.

5. The only amount still outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.
6. As noted on the N4 notice of termination, if a tenant does not pay the amount owing by the termination date and the landlord applies to the Board, the tenant will likely have to pay the landlord's filing fee. Here, the Tenant did not pay the amount owing before the termination date resulting in the Landlord having to file their application with the Board and incurring a fee. Given this, I find it reasonable and appropriate to order the Tenant to pay the Landlord's cost to file their application with the Board.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00.
2. If the Tenant does not pay the Landlord the full amount owing \$186.00 on or before April 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 7, 2026, at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Teresa Hunt
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6