



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-107877-25

In the matter of: 2064 WINSOME TERR
ORLEANS ON K4A5M9

Between: Jillian Jones Landlord

And

Wong Courtney Tenant

Jillian Jones (the 'Landlord') applied for an order to terminate the tenancy and evict Wong Courtney (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 19, 2026 at 09:00 am.

The Landlord Representative Mark Addo and the Tenant attended the hearing.

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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on February 15, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,800.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 15, 2026 are \$6,280.00.
7. The Tenant did not oppose the arrears owing, requesting that they be given a payment plan that would have them pay the arrears within seven months. This was unopposed by the Landlord.

8. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and for bank fees the Landlord incurred as a result of a cheque given by or on behalf of the Tenant which were returned NSF.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,800.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
11. Interest on the rent deposit, in the amount of \$36.73 is owing to the Tenant for the period from July 3, 2025 to February 15, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 15, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,649.27. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. The Tenant shall pay the amount at paragraph 2 according to the following schedule.
 - a. Commencing April 20, 2026 and on or before the 20th day of each month until October 20, 2026 - \$500.00; and
 - b. On or before November 20, 2026 - \$149.27.
4. If the Tenant does not adhere to the payment plan at paragraph 3, the outstanding balance shall immediately become due and the Tenant will start to owe interest. This will be simple interest calculated from April 13, 2026 at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Kelly Delaney
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.