



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

File Number: LTB-L-109078-25

In the matter of: 29 BARNES
OTTAWA ON K2H7C1

Between: Andrew McLean Landlords
Cezar Hauderowicz

And

Sheri White Tenants
Brian White
Christine Madigen-White

Andrew McLean and Cezar Hauderowicz (the 'Landlords') applied for an order to terminate the tenancy and evict Sheri White, Brian White and Christine Madigen-White (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlords and the Tenants Sheri White and Brian White attended the hearing.

Determinations:

1. The Landlords served the Tenants with an invalid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The notice was invalid because the total owing on the first page did not match the total owing on the second page. An application for eviction cannot proceed on an invalid notice. The Landlords elected to proceed with the application for arrears only.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The Tenants who were present submit that Christine Madigen-White is not a proper party because she is their child, however she is listed on the lease as a tenant and was an adult at the time the lease was signed. The submission that the signature on the lease does not belong to Christine was not credible because there was no explanation for how else the signature might have come to be on the lease and Christine was not present to give testimony.

4. The lawful rent is \$5,800.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$190.68. This amount is calculated as follows: \$5,800.00 x 12, divided by 365 days.
6. The Tenants have paid \$300.00 to the Landlords since the application was filed.
7. The rent arrears owing to March 31, 2026 are \$38,700.00.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The Tenant shall pay to the Landlord \$38,886.00. 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 May 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 19, 2026 at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Dawn Carr
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.