



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

File Number: LTB-L-048761-25-2

In the matter of: Lower, 895 Maxwell St
Sarnia ON N7T5G3

Between: Molly E. Graham Landlords
Robert Wilkinson

And

Jeni Claeys Tenant

Molly E. Graham and Robert Wilkinson (the 'Landlords') applied for an order to terminate the tenancy and evict Jeni Claeys (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (hereafter referred to as the 'L1 Application'),
- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (hereafter referred to as the 'L2 Application').

This L1 Application was heard by videoconference on March 23, 2026.

Only the Landlords' Legal Representatives, Sara Mathew and Shelby Whittick, attended the hearing.

As of 1:27pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB (DOC-7287466). There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

Procedural History: L2 Application

1. The Landlords, Molly E. Graham and Robert Wilkinson, Landlords' Legal Representative, Sara Mathew, and the Tenant, Jeni Claeys, attended the hearing on October 6, 2025.
2. During the October 6, 2025, hearing, the parties resolved the L2 Application, in accordance with the order LTB-L-048761-25, issued on October 8, 2025.
3. Accordingly, only the L1 Application was heard on March 23, 2026.

L1 Application: Arrears of Rent

4. The Landlords 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.
5. The Tenant was in possession of the rental unit on the date the application was filed.
6. The Tenant vacated the rental unit on October 10, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
7. The lawful rent was \$1,053.70. It was due on the first (1st) day of each month.
8. The Tenant has not made any payments since the application was filed.
9. The rent arrears owing to October 10, 2025, are \$15,098.20.
10. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlords collected a rent deposit of \$1,053.70 from the Tenant and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
12. Interest on the rent deposit, in the amount of \$171.05 is owing to the Tenant for the period from September 7, 2016, to October 10, 2025.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of October 10, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$14,059.45. 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. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant. *See Schedule 1 for the calculation of the amount owing.*
3. If the Tenant does not pay the Landlords 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

Alexandre Traboulsi

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$15,098.20
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,053.70
Less the amount of the interest on the last month's rent deposit	- \$171.05
Total amount owing to the Landlords	\$14,059.45