



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

File Number: LTB-L-003921-26

In the matter of: 540 12th ave
Hanover ON N4N2V2

Between: Christina Artuso Landlord

And

Beverly Coville Tenant

Christina Artuso (the 'Landlord') applied for an order requiring Beverly Coville (the 'Tenant') to 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.

Only the Landlord attended the hearing.

As of 3:22 p.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.

Determinations:

1. The Tenant vacated the rental unit on March 2, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from August 1, 2025 to March 2, 2026.
3. The lawful rent is \$1,300.00. 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 tenancy ended on March 2, 2026 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date. The Landlord testified she received the Tenant's notice of termination on February 1, 2026 with the termination date

of March 2, 2026. The Landlord confirmed she accepted the notice of termination and seeks arrears up to the termination date.

6. The rent arrears and daily compensation owing to are \$6,885.48.
7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$7.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
8. 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 \$7,098.48. This amount includes rent arrears owing up to and the cost of the application and unpaid NSF charges.
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

Fotoula Hatzantonis
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.