



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

File Number: LTB-L-000510-26

In the matter of: 40 PEARSON DR
ELLIOT LAKE ON P5A2V6

Between: 2505689 Ontario Inc. Landlord

And

Nathan Cormier Tenant
Samantha Pitre

2505689 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nathan Cormier and Samantha Pitre (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 23, 2026.

Only the Landlord's legal representative, Waleed Elsayed, attended the hearing.

As of 1:26 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.

Preliminary Issue:

1. The Landlord requested to amend their application to include the increased rent at \$2,042.00 monthly as opposed to the \$2,000.00 claimed on the L1 application. The Landlord did not comply with Rule 15.1 by requesting the amendment in writing before the hearing and serving a copy of the amended application to the Tenant and filing with the LTB the amended application with a certificate of service. The Landlord asked for the amendment at the hearing on their L1/L9 update form, however, it would not be appropriate to grant it as the Tenant was not present and they were not put on notice of the change to the claim so therefore, this request is denied.

Determinations:

2. 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.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant vacated the rental unit on March 9, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
5. The lawful rent is \$2,000.00. It was due on the 1st day of each month.
6. The Tenant has paid \$250.00 to the Landlord since the application was filed.
7. The rent arrears owing to March 9, 2026, are \$7,867.59.
8. In the application, the Landlord did not claim bank charges and administration charges related to NSF cheques, however, the L1/L9 update sheet identifies \$120.00 of administration charges. Since the Landlord did not bring proof, he incurred bank charges, his claim for bank charges/administrative charges are denied.
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 \$1,200.00 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 \$35.25 is owing to the Tenant for the period from December 24, 2024, to March 9, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 9, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$6,818.34. 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. See Schedule 1 for the calculation of the amount owing.

3. If the Tenant does not pay the Landlord the full amount owing on or before April 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 8, 2026, at 4.00% annually on the balance outstanding.

March 27, 2026
Date Issued

Teresa Hunt
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	\$8,117.59
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$250.00
Less the amount of the last month's rent deposit	- \$1,200.00
Less the amount of the interest on the last month's rent deposit	- \$35.25
Total amount owing to the Landlord	\$6,818.34