



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-043586-25-RV

In the matter of: Upper Level Unit, 64 Jacksonville Dr
Brampton ON L6P2Z2

Between: Theresa Downer Landlord

And

Julie-Ann Fearon Tenant
Sean Groves
Rusheed Bonthorne

Review Order

Theresa Downer (the 'Landlord') applied for an order to terminate the tenancy and evict Julie-Ann Fearon, Sean Groves and Rusheed Bonthorne (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-043586-25 issued on August 20, 2025, and amended on September 9, 2025.

On February 13, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 17, 2026, interim order LTB-L-043586-25-RV-IN was issued, staying the order issued on August 20, 2025.

The review request was heard by videoconference on March 19, 2026. The Landlord's Legal Representative Taff Butters and the Tenant Julie-Ann Fearon attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

Review Request

1. The Landlord's Representative consented to the Tenant's review request. Therefore, the Tenant's request to review the order is granted. The Landlord's application was heard *de novo* on March 19, 2026.

L1 Application

1. The Tenant requested to raise issues under section 82 of the *Residential Tenancies Act* (2006) (the 'Act') regarding overcharges for utilities but did not properly disclose these issues to the Landlord at least seven days prior to the hearing as required by Rule 19.4 of the Board's *Rules of Procedure*. Accordingly, I declined to consider the Tenant's issues pursuant to Rule 19.5. The Tenant may file her own application or amend her existing applications if she wishes to pursue these issues.
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 August 31, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
5. The lawful rent is \$4,200.00. It was due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to August 31, 2025, are \$16,800.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$4,200.00 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.
10. Interest on the rent deposit, in the amount of \$192.45 is owing to the Tenant for the period from November 1, 2023, to August 31, 2025.

It is ordered that:

1. The request to review order LTB-L-043586-25 issued on August 20, 2025, and amended on September 9, 2025, is granted. The order is cancelled and replaced with the following.
2. The interim order issued on February 17, 2026, is cancelled.
3. The tenancy between the Landlord and the Tenant is terminated as of August 31, 2025, the date the Tenant moved out of the rental unit.
4. The Tenant shall pay to the Landlord \$12,593.55. 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 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.

5. If the Tenant does not pay the Landlord the full amount owing on or before April 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 6, 2026 at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Kate Sinipostolova
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	\$16,800.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$4,200.00
Less the amount of the interest on the last month's rent deposit	- \$192.45
Total amount owing to the Landlord	\$12,593.55