



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

File Number: LTB-L-003256-26

In the matter of: 37 DESCHENE AVE
HAMILTON ON L9A3J8

Between: Xi (Cindy) Wang Landlord

And

Jacob Linden Tenant
Jared Linden
Jaxon Linden
Austin Guitar
Jessica Paiva
Jason Guitar

Xi (Cindy) Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Jacob Linden, Jared Linden, Jaxon Linden, Austin Guitar, Jessica Paiva and Jason Guitar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2026.

The Landlord's Agent Rob Hansen and the Landlord's Legal Representative Heather Butt and the Tenant Jason Guitar attended the hearing.

Determinations:

Jason Guitar and Eric Guitar

1. While the parties did not know the ages of the other listed Tenants, at the hearing Jason Guitar confirmed that the Tenant Eric Guitar was a minor. Therefore, I am satisfied that it is appropriate to remove him from this Application.
2. The Tenant Jason Guitar testified that he vacated the rental unit on August 16, 2024, and requested that he be removed from the lease agreement, but the Landlord did not consent to remove him from the lease. He requested that he be removed from the Application.
3. Based on the lease agreement signed between the parties I am satisfied that the tenancy is a joint tenancy, meaning that all Tenants are jointly and severally liable for the arrears. Therefore, as the Landlord has not consented to remove the Tenant Jason Guitar from the

lease agreement, I am not satisfied that it is appropriate to remove him from the Application or this order.

4. 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.
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 February 28, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
7. The lawful rent is \$3,003.52. It was due on the 1st day of each month.
8. The Tenant has paid \$2,500.00 to the Landlord since the application was filed.
9. The rent arrears owing to February 28, 2026, are \$3,841.88.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$3,003.52 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.
12. Given the minimal arrears owing, I am not satisfied that a payment plan or delayed order is appropriate.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$1,024.36. 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.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 13, 2026, at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Reid Jackson
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	\$6,341.88
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,500.00
Less the amount of the last month's rent deposit	- \$3,003.52
Total amount owing to the Landlord	\$1,024.36