



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

File Number: LTB-L-002863-26

In the matter of: 6491 Dunn St
Niagara Falls ON L2G2P9

Between: Svetlana Dianova Landlord

And

Kristi L Macnamara Tenant

Svetlana Dianova (the 'Landlord') applied for an order to terminate the tenancy and evict Kristi L Macnamara (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 17, 2026.

Only the Landlord and the Landlord's Support, Ibbolit Bogounov, attended the hearing.

As of 10:18 a.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 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,428.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$46.95. This amount is calculated as follows: \$1,428.00 x 12, divided by 365 days.
5. The Tenant has paid \$4,278.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$4.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. Given that the amount owing beyond the filing fee is minimal and the Tenant has been paying their lawful monthly rent in full since the application was filed, this would not, in my view, justify termination of the tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$190.00 being the amount of arrears (\$4.00) owing to March 31, 2026, and the filing fee (\$186.00)
2. If the Tenant do not pay the Landlord the full amount owing on or before April 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 12, 2026, at 4.00% annually on the balance outstanding.

March 31, 2026
Date Issued

Colin Elsby
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.