



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-083065-25

In the matter of: 229 KING HIRAM STREET
INGERSOLL ON N5C1L9

Between: Kathryn Roth Landlord

And

Ashley Michelle Riddell Former Tenant

Kathryn Roth (the 'Landlord') applied for an order requiring Ashley Michelle Riddell (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on March 31, 2026.

The Landlord attended the hearing.

As of 9:30 am, the Former Tenant was not present or represented at the hearing. 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant must pay the Landlord, \$2,759.40, by April 19, 2026.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on March 9, 2026, by email to two separate email addresses. The Landlord provided a copy of the Ontario Residential Tenancy Agreement Standard Form Lease that shows the parties agreed to notices by email. The Landlord used the email for the Tenant from the lease being ashleymichelle93@outlook.com and provided a confirmed delivery notice. The Landlord also emailed the Tenant at another email address that the Tenant had provided to the Landlord by text message being ashleyriddle01@outlook.com and provided a confirmed delivery notice.
4. The Former Tenant vacated the rental unit on November 6, 2024.

5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and Daily Compensation Owing

8. The lawful rent was \$2,200.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: $\$2,200.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The tenancy ended on November 6, 2024, as a result of the Former Tenant moving out in accordance with a notice of termination. The Landlord had served the Tenant with an N4 notice with a termination date of October 16, 2024, and N8 notice with a termination date of October 1, 2024. Therefore, the Former Tenant's obligation to pay rent ended on November 6, 2024.
12. The rent arrears and daily compensation owing to November 6, 2024, are \$4,833.98.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. The Landlord collected a rent deposit of \$2,200.00 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
15. Interest on the rent deposit, in the amount of \$60.58 is owing to the Former Tenant for the period from October 1, 2023, to November 6, 2024.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,833.98, which represents rent and compensation owing up to November 6, 2024.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$2,260.58 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is \$2,759.40*. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before April 19, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 20, 2026, at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Trish Carson

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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To November 6, 2024	\$4,833.98
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$60.58
Total amount owing to the Landlord	\$2,759.40