



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

File Number: LTB-L-098536-24

In the matter of: 1202, 2255 WESTON RD
TORONTO ON M9N1Y5

Between: Weston Co-Ownership Apartments Inc. Landlord

And

Patricia Wilson Tenants
Marshall Wilson

Weston Co-Ownership Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Wilson and Marshall Wilson (the 'Tenant's') because the Tenants did not pay the rent that the Tenants' owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 1, 2026.

Only the Landlord's Representative, Lily McMillan, attended the hearing.

As of 1:26 p.m., the Tenants were 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 Tenants 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. The Tenants was in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on June 24, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$1,697.99. It was due on the 1st day of each month.
5. The Tenants have paid \$12,295.94 to the Landlord since the application was filed.

6. The rent arrears owing to June 24, 2025 are \$1,289.67.
7. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$5.00 for bank fees the Landlord incurred as a result of 1 cheque given on August 1, 2024, by or on behalf of the Tenants which were returned NSF.
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 \$1,284.00 from the Tenants 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 \$247.95 is owing to the Tenants for the period from December 1, 2013 to June 24, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of June 24, 2025, the date the Tenants moved out of the rental unit.
2. The Landlord shall pay to the Tenants \$31.28. The Tenants owes the Landlord rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Landlord does not pay the Tenants the full amount owing on or before April 19, 2026, the Landlord 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

Colette Myers
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	\$13,585.61
Application Filing Fee	\$186.00
NSF Charges	\$25.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$12,295.94
Less the amount of the last month's rent deposit	- \$1,284.00
Less the amount of the interest on the last month's rent deposit	- \$247.95
Total amount owing to the Landlord	\$(31.28)

