



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

**File Number:** LTB-L-069975-25

**In the matter of:** 1010, 168 PLAINS RD W  
BURLINGTON ON L7T4M3

**Between:** Drewlo Holdings Inc. Landlord

**And**

Carol Watson Former Tenant

Drewlo Holdings Inc. (the 'Landlord') applied for an order requiring Carol Watson (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 10, 2026.

Only the Landlord's legal representative, Susan Pelton attended the hearing.

As of 9:27am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing and 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 January 6, 2026 by mail. The Landlord acquired the Former Tenant's current address by performing a credit check.
4. The Former Tenant vacated the rental unit on May 31, 2025.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

8. The lawful rent was \$1,885.08. It was due on the 1st day of each month.
9. The Former Tenant has not made any payments since the application was filed.
10. The Landlord's legal representative stated the Board issued a mediated agreement between the parties to terminate the tenancy on July 31, 2026, however the Tenant vacated the rental unit on May 31, 2025 by leaving the keys with the residential complex super intendent.
11. The Landlord's legal representative stated the Landlord immediately attempted to re-rent the rental unit by advertising the rental unit however the rental unit remains empty.
12. The Landlord is seeking rent arrears owing up to the day of the Board order of July 31, 2025. Therefore, the Former Tenant's obligation to pay rent ended on that date.
13. With the totality of the uncontested evidence and submissions before me and on a balance of probabilities I find the rent arrears and daily compensation owing to July 31, 2025 are \$3,770.16.
14. The Landlord requested reimbursement charges and administration costs for charges the Landlord incurred as a result of one cheque given by or on behalf of the Tenant which was returned NSF.
15. The Landlord did not submit copies of the NSF cheques as evidence to support the request and requested to withdraw the request for the reimbursement, therefore the request for the reimbursement of these charges is withdrawn.
16. The Landlord incurred costs of \$186.00 for filing the application and entitled to reimbursement of those costs.
16. Landlord collected a rent deposit of \$1,817.96 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.
17. Interest on the rent deposit, in the amount of \$67.62 is owing to the Former Tenant for the period from January 1, 2025 to July 31, 2025.
18. This order contains all reasons for the determinations and order made. No further reasons will be issued.

**It is ordered that:**

1. The Former Tenant shall pay to the Landlord \$3,770.16, which represents rent and compensation owing up to July 31, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$1,885.58 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 \$2,070.58\*. 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**

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**Greg Brocanier**

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 July 31, 2026                     | \$3,770.16   |
| Application Filing Fee                                           | \$186.00     |
| Less the amount of the last month's rent deposit                 | - \$1,817.96 |
| Less the amount of the interest on the last month's rent deposit | - \$67.62    |
| Total amount owing to the Landlord                               | \$2,070.58   |