



Order under Section 69 Residential Tenancies Act, 2006

Citation: Arif v McCormick, 2026 ONLTB 28418

Date: 2026-04-07

File Number: LTB-L-006054-26

In the matter of: 2, 39 WEST ST
TRENTON ON K8V2L7

Between: Hammad Arif Landlord

And

Lindsay Christina McCormick Tenant

Hammad Arif (the 'Landlord') applied for an order to terminate the tenancy and evict Lindsay Christina McCormick (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 30, 2026.

Only the Landlord attended the hearing.

As of 10:08 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 7, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,600.00. It was due on the 1st day of each month.
5. Although the Landlord confirmed that the Tenant paid \$2,700.00 to him after the application was filed, he then stated that the \$1,700.00 on the L1 update referred to the last month's deposit. The L1 update referenced the last month's rent deposit on a different

line and the Landlord corrected himself and stated that he did receive \$2,700.00 in payments from the Tenant. After calculating the net rent amount that the Tenant owes the Landlord, the Landlord then stated that he did not receive \$2,700.00 from the Tenant and that he made a mistake on the L1 update.

6. Based on this confusion, I stood the matter down and requested that the Landlord provide me with a ledger or bank account statement to confirm the payments received. The Landlord left the hearing room and I calculated the rental arrears based on the L1 update sheet.
7. The Tenant has paid \$2,700.00 to the Landlord since the application was filed.
8. The rent arrears owing to March 7, 2026 are \$868.20.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,600.00 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.
11. Interest on the rent deposit, in the amount of \$71.48 is owing to the Tenant for the period from March 31, 2024 to March 7, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 7, 2026, the date the Tenant moved out of the rental unit.
2. The Landlord shall pay to the Tenant \$617.28. The Tenant owes the Landlord rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Landlord does not pay the Tenant the full amount owing on or before April 18, 2026, the Landlord will start to owe interest. This will be simple interest calculated from April 19, 2026 at 4.00% annually on the balance outstanding.

April 7, 2026
Date Issued

Carrie Bertrand
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	\$3,568.20
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,700.00
Less the amount of the last month's rent deposit	- \$1,600.00
Less the amount of the interest on the last month's rent deposit	- \$71.48
Total amount owing to the Landlord	\$(617.28)