



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015241-26

In the matter of: 105, 211 York Road
Dundas ON L9H1M9

Between: Ontario Aboriginal Housing Services Landlord

And

Richard Mongrain Tenant

Ontario Aboriginal Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Mongrain (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Agent, Angela Parenteau, attended the hearing.

As of 9:42 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. At the hearing, the Landlord's agent submitted that an inspection of the rental unit was conducted on March 25, 2026, at which time the unit was found to be vacant and the keys had been left inside. The Landlord's agent further submitted that the Tenant did not provide notice to the Landlord of their intention to vacate the rental unit. Accordingly, the arrears have been calculated up to March 25, 2026, the date the Landlord became aware that the Tenant had vacated the rental unit.
4. The lawful rent is \$1,383.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 25, 2026, are \$28,413.75.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. At the hearing the Landlord's agent stated that an inspection of the rental unit was completed on March 25, 202

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 25, 2026, the date the Landlord became aware the Tenant vacated the rental unit.
2. The Tenant shall pay to the Landlord \$28,599.75. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 25, 2026, at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Christina Philp
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	\$28,413.75
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$28,599.75