



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-007448-26

In the matter of: 202, 110 COLUMBIA ST W
WATERLOO ON N2L3K8

Between: 2704352 Ontario Inc. Landlord

And

Fiona Lowden Tenants
Vanessa Lee

2704352 Ontario Inc. (the 'Landlord') applied for an order requiring Fiona Lowden and Vanessa Lee (the 'Tenants') to pay the rent that the Tenants owe.

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

Only the Landlord's Agent, Feng Shen attended the hearing.

As of 2:15 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. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Tenants did not pay the total rent they were required to pay for the period from July 1, 2025, to April 30, 2026.
3. The lawful rent is \$2,300.00. It is due on the 1st day of each month.
4. The Tenants have paid \$2,400.00 to the Landlord after the application was filed.
5. The rent arrears owing to April 30, 2026, are \$9,965.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$10,151.00. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 19, 2026, the Tenants 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

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.