



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

**Citation:** 1970164 Ontario Inc. v Beal, 2026 ONLTB 28616

**Date:** 2026-04-10

**File Number:** LTB-L-006860-26

**In the matter of:** 111, 358 QUEENSTON ST  
ST CATHARINES ON L2P2X4

**Between:** 1970164 Ontario Inc. Landlord

**And**

Shania Beal Tenants  
Zane Doctor

1970164 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shania Beal and Zane Doctor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's agent Marco Cristiano and the Tenant Zane Doctor (the 'Tenant') attended the hearing.

### **Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 were in possession of the rental unit on the date the application was filed.
3. The Tenant testified that he has not been in the unit since January of 2025, as he and the other tenant had ended their relationship. The Landlord testified that the Tenants had never requested that the lease be amended to remove the Tenant Zane Doctor as a tenant. The Tenant acknowledged that was the case and that he has not heard from the other Tenant since he left the unit and was unaware of the arrears. He requested relief by way of a payment plan however, due to the other Tenant having vacated the unit as of January 31, 2026, the tenancy is already terminated, and the Tenants will need to sort out payment to the Landlord through another forum should they so choose.

4. As such, I am satisfied on a balance of probabilities that ythe Tenants vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
5. The lawful rent is \$1,500.00. It was due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to January 31, 2026, are \$18,705.00.
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 \$1,500.00 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 \$3.88 is owing to the Tenants for the period from December 18, 2025, to January 31, 2026.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$17,387.12. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 21, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 22, 2026, at 4.00% annually on the balance outstanding.

**April 10, 2026**  
**Date Issued**

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**Jagger Benham**  
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 Tenants must pay as the tenancy is terminated**

|                                                                         |                    |
|-------------------------------------------------------------------------|--------------------|
| Rent Owing To Move Out Date                                             | \$18,705.00        |
| Application Filing Fee                                                  | \$186.00           |
| <b>Less</b> the amount of the last month's rent deposit                 | - \$1,500.00       |
| <b>Less</b> the amount of the interest on the last month's rent deposit | - \$3.88           |
| <b>Total amount owing to the Landlord</b>                               | <b>\$17,387.12</b> |