



Order under Section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-002229-26-HR

In the matter of: Unit 14, 498 West Street
Brantford, ON N3R3W7

Between: 1964848 Ontario Inc Landlord
Jashim Uddin

and

Wendy M.A. Woods Tenants
Michiel Garfield Woods

HEARING ORDER

1964848 Ontario Inc (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Wendy M.A. Woods and Michiel Garfield Woods (the 'Tenants') because the Landlord claimed the Tenants did not pay the rent that they owe.

This application was heard by videoconference on March 18, 2026. Only the Landlord Jashim Uddin attended the hearing. As of 1:34pm (the hearing was scheduled to start at 1pm) the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. The LTB mailed both Tenants the notice of hearing to the rental unit address (their last known mailing address) on February 17, 2026 (deemed served February 22, 2026). 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. I am satisfied from the Certificate of Service that 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 Landlord advised that the Tenants vacated the rental unit on March 3, 2026. Rent arrears are calculated up to the date the Tenants vacated.
4. The lawful monthly rent was \$1,495.00. It was due on the first (1st) day of each month.
5. The Tenants made no payments since the application was filed.

6. The rent arrears owing to March 3, 2026 are \$4,527.45.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,495.00 from the Tenants on September 25, 2025 and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest is owing on the rent deposit from the date of collection (September 25, 2025) to the termination date in the N4 Notice (December 27, 2025).

It is ordered that:

10. The tenancy between the Landlord and the Tenants is terminated as of March 3, 2026, the date the Tenants moved out of the rental unit.
11. The Tenants shall pay to the Landlord **\$3,208.92*** (see Schedule 1 for how this amount was calculated). 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 have been deducted from the amount owing by the Tenants.
12. If the Tenants do not pay the Landlord the full amount owing on or before April 21, 2026 (standard 11 days from the issuance date of this Order), 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

Michelle Tan
Vice Chair, 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	\$4,527.45
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,495.00
Less the interest owing on the deposit	- \$9.53
Total amount owing to the Landlord	\$3,208.92*