



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

File Number: LTB-T-072267-24/LTB-L-045493-24

In the matter of: 3, 85 HUBBELL ST
Brockville ON K6V4K6

Between: Robert Shen Landlord

And

Mark Callwood Tenant

Mark Callwood and Jacqueline Knox (the 'Tenant') applied for a reduction of the rent charged for the rental unit due to:

- The Landlord did not comply with an agreement to increase the rent above the guideline. (T4 application)

Robert Shen (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Callwood (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 application)

These applications were heard by videoconference on April 7, 2026.

Only the Landlord and the Landlord's Legal Representative Trevor Jacquard attended the hearing.

As of 9:33 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.

Determinations:

T4 application

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

L1 application

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 June 30, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,400.00. It was due on the 1st day of each month.
5. The Tenant has paid \$3,982.86 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2025, are \$15,617.14.
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.

It is ordered that:

T4 application

1. The Tenant's application is dismissed.

L1 application

2. The tenancy between the Landlord and the Tenant is terminated as of June 30, 2025, the date the Tenant moved out of the rental unit.
3. The Tenant shall pay to the Landlord \$15,803.14. 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.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026, at 4.00% annually on the balance outstanding.

April 9, 2026
Date Issued

Diane Wade
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	\$19,600.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,982.86
Total amount owing to the Landlord	\$15,803.14