



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-096311-25

In the matter of: First Floor, 112 Perth Street
Stratford ON N5A3X9

Between: Mike Chambers
2439550 Ontario Inc

Landlords

And

Jason Andrews
Maddison Powell

Former Tenants

Mike Chambers and 2439550 Ontario Inc (the 'Landlords') applied for an order requiring Jason Andrews and Maddison Powell (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on April 7, 2026.

Only the Landlord, Mike Chambers attended the hearing.

As of 10:04 a.m., the Former Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlords. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence

Determinations:

1. As explained below, the Landlords proved the allegations contained in the application on a balance of probabilities. Therefore, the Tenants shall pay to the Landlords \$3,471.00 which represents the rent and compensation owing to March 31, 2025 and the cost of filing this application.
2. I am satisfied that the Landlords served the Former Tenants with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. I am satisfied that the Landlords served the Former Tenants with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.

4. These documents were served on January 13, 2026 by sending the documents by mail to the Former Tenants' current residence.
5. The Former Tenants vacated the rental unit on March 31, 2025.
6. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.
8. The Former Tenants have not made any payments since the application was filed.
9. The Landlords testified that the tenancy terminated on March 31, 2025 as per an agreement to terminate the tenancy.
10. The Landlords testified that the tenancy ended on March 31, 2025 as a result of the Former Tenants moving out in accordance with an agreement to terminate the tenancy. Therefore, the Former Tenants' obligation to pay rent ended on that date.
11. The rent arrears and daily compensation owing to March 31, 2025 are \$3,270.00.
12. The Landlords incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
15. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenants shall pay to the Landlords \$3,270.00, which represents rent and compensation owing up to March 31, 2025.
2. The Former Tenants shall pay to the Landlords \$201.00 for the cost of filing the application.
3. The total amount the Former Tenants owe the Landlords is \$3,471.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenants do not pay the Landlords the full amount owing on or before April 24, 2026, the Former Tenants 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

Christopher Lin
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenants must pay the Landlords:

Rent and Compensation Owing To March 31, 2025	\$3,270.00
Application Filing Fee	\$201.00
Total amount owing to the Landlords	\$3,471.00