



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006907-26

In the matter of: Apt. 106, 480 LAKESHORE RD E
MISSISSAUGA ON L5G1J2

Between: Arlington Park Estate (1989) Ltd. Landlord

And

Wallace Webb Tenant

Arlington Park Estate (1989) Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Wallace Webb (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

A hearing was held by videoconference on April 7, 2026.

Only the Landlord's Agent, Rachel Hacoheh, attended the hearing.

As of 10:02 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant has paid the Landlord all the rent that was in arrears up to April 30, 2026.
4. The Landlord claimed \$36.00 to reimburse the Landlord for administration charges and \$14.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The only amount owing is the Landlord's cost of filing the application and the unpaid NSF charges. As a result, the order will be limited to costs and unpaid NSF charges only.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$236.00 for the cost of filing the application and unpaid NSF charges.
2. 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

Nicole Pedron
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.