



Order under Section 69 Residential Tenancies Act, 2006

Citation: Burns v Bilodeau, 2026 ONLTB 29346

Date: 2026-04-21

File Number: LTB-L-008733-26

In the matter of: Lower unit, 60 GIBBARD CRES
COLLINGWOOD ON L9Y2C2

Between: Trevor Burns

Landlord

And

Angel Bilodeau

Tenant

Trevor Burns (the 'Landlord') applied for an order to terminate the tenancy and evict Angel Bilodeau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant filed evidence that suggested that she wanted to raise tenant issues pursuant to section 82 of the *Residential Tenancies Act, 2006* ('the Act'). However, at the hearing the Tenant confirmed that she was not seeking to do so.
2. 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.
3. The parties dispute when the Tenant vacated the rental unit. For the following reasons we find that the Tenant vacated the rental unit on February 1, 2026.
4. The Tenant submits that she vacated the rental unit on January 14, 2026. The Tenant did not return the keys to the rental unit because she said there was a keypad entry. The Tenant said that the Landlord should know when she vacated because she shared a driveway with the Landlord.
5. The Tenant sent the Landlord an email that said that she would remove all her stuff from the rental unit by February 1, 2026 (DOC-7681598). There was no communication sent to

the Landlord indicating that the Tenant had vacated earlier. We find the email communication to be the most accurate evidence of when the Tenant vacated. While the Tenant initially testified that she vacated by January 14, 2026, the Tenant later agreed that she went back to the rental unit on January 19, 2026, to remove a dresser. We therefore do not find that the Tenant provided a reliable or credible account of when she vacated.

6. The Tenant was in possession of the rental unit on the date the application was filed.
7. The Landlord seeks rent arrears past the date that the Tenant vacated because he claims that she did not give him sufficient notice to terminate the tenancy. The Landlord served an N4 notice of termination. The Landlord told the Tenant to move out. As such, rent arrears are calculated up to the date the Tenant vacated the unit
8. The lawful rent is \$2,000.00. It was due on the 1st day of each month.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears owing to February 1, 2026 are \$2,065.75.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
13. Interest on the rent deposit, in the amount of \$0.23 is owing to the Tenant for the period from January 31, 2026 to February 1, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 1, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$251.52. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 3, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Amanda Kovats
Member, Landlord and Tenant Board

Heather Woodside

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	\$2,065.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$0.23
Total amount owing to the Landlord	\$251.52