



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

File Number: LTB-L-009726-26

In the matter of: 902 MCINTOSH ST
THUNDER BAY ON P7C3A8

Between: Lindsay Yahn Landlord
Chris Batten

And

Amber Appel-kakko Tenant

Lindsay Yahn and Chris Batten (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Appel-kakko (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 8, 2026.

The Landlord, the Tenant and the Tenant's Legal Representative, Caysie Soke attended the hearing.

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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on April 1, 2026. However, the Landlord only sought the rent arrears up to March 31, 2026. As a result, rent arrears are calculated up to March 31, 2026.
4. The lawful rent is \$1,000.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 1, 2026 are \$3,200.00.
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.
9. The Landlord sought an order requiring payment of the rent arrears and the cost of filing this application with interest accruing if this amount is not paid within 11 days from the issuance of this order.
10. The Tenant states she is a single mother whose sole income is from ODSP. The Tenant requested that interest not accrue until August 15, 2026.
11. I do not find that it would be practical to defer interest in this case. An order will issue for the Tenant to pay the amount owing or interest will accrue per the *Courts of Justice Act*.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 1, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,418.88. 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.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 27, 2026 at 4.00% annually on the balance outstanding.

April 15, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$3,232.88
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$3,418.88