



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

File Number: LTB-L-004555-26

In the matter of: 52 Aylmer
Peterborough ON K9J3J3

Between: 1799844 Ontario Ltd. - Top Real Estate Landlord
Brokerage

And

Adam Stewart Tenant
Misha Larin

1799844 Ontario Ltd. - Top Real Estate Brokerage (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Stewart and Misha Larin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 24, 2026.

Only the Landlord's Agents, Sarah Walker and Alket Kulla attended the hearing.

As of 2:20 p.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.

Preliminary Issue

1. At the commencement of the hearing, I raised the issue that the Landlord was missing November 2025 to January 2026, rental period in the application.
2. The Landlord's Agent stated that they were under the assumption the maximum amount the Board could order was \$25,000.00, and therefore they were only seeking the amount sought on the application, and the new rent that became due since the filing of the application, and wanted to proceed on the merits even though they could seek a higher monetary amount.

Determinations:

3. 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.

4. The Tenant was in possession of the rental unit on the date the application was filed.
5. The Tenant vacated the rental unit on March 6, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
6. The lawful rent is \$1,435.00. It was due on the 1st day of each month.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to March 6, 2026, are \$28,983.08.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 6, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$29,169.08. 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

Samantha Greaves
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	\$28,983.08
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$29,169.08