



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

File Number: LTB-L-007325-26

In the matter of: UNIT 1, 1835 WHITNEY STREET
London ON N5W2W4

Between: LUDWIK PRZYBYLA Landlord

And

JUSTIN DEMEDEIROS Tenant
PAIGE GILBERT

LUDWIK PRZYBYLA (the 'Landlord') applied for an order to terminate the tenancy and evict JUSTIN DEMEDEIROS and PAIGE GILBERT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 1, 2026.

Only the Landlord attended the hearing.

As of 9:27 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on February 28, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The Landlord testified that on December 31, 2025 he entered the rental unit and did not see any beds or clothing in the unit, however there were several pieces of furniture in the living room and 3 aquariums with live fish. The Landlord further testified that the Tenant asked for a copy of their lease on January 19, 2026, however there has been no communication since.

5. The Landlord testified that the Tenant never stated they had moved out and they never returned the key. The Landlord testified that he believed that the Tenant was still attending to the unit to feed their fish and pick up their remaining items. The Landlord sought a termination date of February 28, 2026 as that was the end of the one year lease period. I am satisfied on a balance of probabilities that the Landlord has established that the Tenant was in possession of the unit until February 28, 2026.
6. The lawful rent is \$2,000.00. It was due on the first day of each month.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to February 28, 2026 are \$4,000.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. 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.
11. Interest on the rent deposit, in the amount of \$42.00 is owing to the Tenant for the period from March 1, 2025 to February 28, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,144.00. 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 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

Allana McComb

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	\$4,000.00
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	- \$42.00
Total amount owing to the Landlord	\$2,144.00