



**Amended Order under Section 69
Residential Tenancies Act, 2006 and
Section 21.1 Statutory Powers Procedures Act**

File Number: LTB-L-001870-26

In the matter of: 28 TALBOT ST S
SIMCOE ON N3Y1S6

Between: Hayley Petersen Landlords
Scott De Weerd

And

Andrew Caspersen Tenants
Cynthia Cronjaeger

Hayley Petersen and Scott De Weerd (the 'Landlords') applied for an order to terminate the tenancy and evict Andrew Caspersen and Cynthia Cronjaeger (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 19, 2026.

Only the Landlord **Hayley Petersen Cynthia Cronjaeger** attended the hearing.

As of 9:30 the Tenants were 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 Landlords' evidence.

This order is clerically amended to correctly identify the individual who was present. The change is underlined and bolded for easy reference.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants are deemed to have vacated the rental unit on February 28, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.

4. The first named Tenant, Andrew Caspersen, signed an N11 agreement to end the tenancy on February 28, 2026 and was not living in the rental unit on that date.
5. The second named Tenant, Cynthia Cronjaeger, ('CC') gave the Landlord an N15 notice to end the tenancy. This notice was given on February 2, 2026 with a termination date of November 27, 2025. The termination date on an N15 must be at least 28 days after it is given to the Landlord. The Landlord acknowledges that the Tenant was not living in the rental unit after November 2025, however she returned to the unit on February 28 and March 1 to collect her possessions. I am satisfied that there is no prejudice to any party to deeming the Tenant CC to have vacated the unit on February 28, 2026 although this is two days earlier than the earliest termination date that could have been used on a notice given on February 2, 2026.
6. The lawful rent is \$2,200.00. It was due on the 1st day of each month.
7. The Tenants have not made any payments since the application was filed.
8. The rent arrears owing to February 28, 2026 are \$7,700.00.
9. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlords collected a rent deposit of \$2,200.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
11. Interest on the rent deposit, in the amount of \$31.14 is owing to the Tenants for the period from June 28, 2025 to February 28, 2026.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of February 28, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$5,654.86. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before April 13, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 14, 2026 at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

April 14, 2026
Date Amended

Dawn Carr
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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$7,700.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$31.14
Total amount owing to the Landlords	\$5,654.86