



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

File Number: LTB-L-006591-26

In the matter of: 124 ONTARIO ST
OSHAWA ON L1G4Z1

Between: MT. LUCANIA LAND DEVELOPMENT INC. Landlord

And

KENROY WICKHAM Tenants
MARRISA WICKHAM

MT. LUCANIA LAND DEVELOPMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict KENROY WICKHAM and MARRISA WICKHAM (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 9, 2026.

Only the Landlord's legal representative Basanta Sapkota attended the hearing.

As of 1:58p.m., 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 Landlord's evidence.

Determinations:

1. The Landlord served the Tenants with a 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 vacated the rental unit on April 5, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,500.00. It was due on the 15th day of each month.
5. The Tenants paid \$1,410.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 5, 2026, are \$20,398.18.
7. There is no last month's rent deposit.

8. At the hearing, the Landlord's legal representative claimed the Landlord is waiving the \$186.00 for costs of filing the application.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 5, 2026, the date the Tenants moved out of the rental unit.
2. If the Tenants do not pay the Landlord the full amount owing on or before May 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 2, 2026, at 4.00% annually on the balance outstanding.

April 20, 2026
Date Issued

Inderdeep Padda
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	\$21,808.18
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,410.00
Total amount owing to the Landlord	\$20,398.18