



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011294-26

In the matter of: D, 74 AIKINS RD
QUINTE WEST ON K8R0B3

Between: The Canada Trust Company, Estate Trustee Landlord

And

Devin Nicholas Ferguson Tenants
Brittney Marie Rogers

The Canada Trust Company, Estate Trustee (the 'Landlord') applied for an order to terminate the tenancy and evict Devin Nicholas Ferguson and Brittney Marie Rogers (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 15, 2026.

Only the Landlord's agent, Jennifer Magali, and the Landlord's legal representative, Tonya King, attended the hearing.

As of 9:30 a.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 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 rental unit was sold and possession was transferred to the new owner on February 20, 2026. The Landlord is now the former landlord, and requests an order for arrears to the date of sale. Rent arrears are calculated up to the date ownership of the rental unit was transferred to the new landlord.
4. The lawful rent is \$1,025.00. It was due on the 1st day of each month.

5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to February 20, 2026 are \$16,049.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$16,235.00. This amount includes rent arrears owing up to the date the rental unit was sold and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before May 2, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 3, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

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

Rent Owing To February 20, 2026	\$16,049.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$16,235.00