



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-008943-26

In the matter of: 81 Cambridge St S
Lindsay ON K9V3C4

Between: Michael Mudie Landlord

And

Sabrina Henriksen Tenant

A hearing was held by videoconference on April 8, 2026 to consider this application.

The Landlord and the Tenant attended the hearing.

Only the Landlord attended the hearing.

As of 1:45 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.

Determinations:

1. The provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain conditions in the order.

The breach

2. I find that the Tenant did not meet the following conditions specified in the order:

1. The Tenant did not pay \$200.00 to the Landlord towards the rent arrears on or before January 1, 2026.
2. The Tenant did not pay the new rent that came due on January 1, 2026, on or before that date.
3. The application was filed within 30 days of the breach.

Arrears owing

4. The previous application includes a request for an order for the payment of arrears of rent and the requires the Tenant to make payments by specific due dates. Accordingly, the Landlord is entitled to request an order for the payment of arrears owing.
5. The Tenant was ordered to pay \$3,061.00 for rent arrears and the application filing fee in the previous order. That amount that is still owing from that is \$3,061.00 and that amount is included in this order. This order replaces order LTB-L-053890-25.
6. The Tenant vacated the rental unit on April 6, 2026. Rent arrears are calculated up to that date.
7. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from December 1, 2025, to April 6, 2026.
8. The lawful monthly rent for the rental unit during this period is \$1,430.00.
9. An additional \$6,284.16 in rent has come due for the period of December 1, 2025, to April 6, 2026. The Landlord received \$4,200.00 in payments towards the Tenant's rent during this period directly from ODSP. The Tenant made an additional \$225.00 in payments toward their rent during this period.
10. As such, the Tenant must pay the Landlord an additional \$1,859.16 for the rent that became owing for the period from December 1, 2025, to April 6, 2026.
11. The total amount that the Tenant must pay to the Landlord is \$4,920.16.

It is ordered that:

1. This order replaces order LTB-L-053890-25.
2. The Tenant shall pay to the Landlord \$4,920.16. This amount represents the rent owing up to April 6, 2026 and the cost of filing the previous application.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 2, 2026, the Tenant 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

Jeremy Henderson
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.