



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003241-26

In the matter of: Basement, 1407 Lowen Dr
Ottawa ON K1V1H3

Between: Haydar Schnoon Obed Landlord

And

Dustin James Delisle Tenant

Haydar Schnoon Obed (the 'Landlord') applied for an order to terminate the tenancy and evict Dustin James Delisle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 7, 2026.

The Landlord's agent, Phill Hobbs, and the Tenant attended the hearing. The Tenant's social worker, Nancy Hannha, was present alongside the Tenant.

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 March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,409.37. It was due on the 1st day of each month.
5. The Tenant disputed the amount of arrears. The Landlord provided a rent ledger and provided oral testimony regarding the payments made after the period covered by the ledger. We find that the Landlord provided reliable evidence of what was paid. As such we find that between January 1, 2025 to March 31, 2026 the only payments made by the Tenant were the following: \$2,500.00 on November 20, 2025, \$2,500.00 on November 25, 2025, \$1,434.37 on December 1, 2025, \$1,407.37 on December 30, 2025, and \$1,307.37 on January 30, 2026. The only evidence provided by the Tenant of additional payments

not accounted for by the Landlord was two payments in December 2025 of \$27.00 and \$25.00. However, the Landlord indicated that those payments were for utilities and the Tenant agreed. Based upon the evidence provided by the Landlord we find that the arrears to March 31, 2026, are \$11,991.44.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,375.00 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.
8. Interest on the rent deposit, in the amount of \$93.04 is owing to the Tenant for the period from May 29, 2023, to March 31, 2026.
9. The Tenant's request to raise tenant issues is denied. Section 82 of the *Residential Tenancies Act, 2006* ('the Act') and Rule 19.4 and 19.5 of the Board's Rules of Procedure establishes that a tenant who wishes to raise a tenant issue at a rent arrears hearing must provide a written description of the issue to both the Landlord and the Board at least 7 days before the hearing. The Tenant did not do so, nor did the Tenant provide a reasonable explanation for not doing so, as such the Tenant's section 82 issues were not heard.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$10,709.40. 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 are 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 May 1, 2026, the Tenant 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

Heather Woodside
Member, Landlord and Tenant Board

Amanda Kovats
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	\$11,991.44
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,375.00
Less the amount of the interest on the last month's rent deposit	- \$93.04
Total amount owing to the Landlord	\$10,709.40