



Order under Section 69 Residential Tenancies Act, 2006

Citation: Windsor Essex Community Housing Corporation v Gault, 2026 ONLTB 32129

Date: 2026-04-27

File Number: LTB-L-011271-26

In the matter of: 419, 2455 RIVARD AVE
WINDSOR ON N8T3B3

Between: Windsor Essex Community Housing Corporation Landlord

And

Karen Gault Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Gault (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 16, 2026.

Only the Landlord's legal representative, M. Whitworth, attended the hearing.

As of 9:50 a.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 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$115.00. It is due on the 1st day of each month. The Tenant recently had her subsidize rent restored, retractive back to February 2025.
4. Consequently, upon recalculation of the rent owing, there are no arrears owing to the Landlord.

5. However, the Landlord incurred costs of \$186.00 for filing the application, and they submit that they are entitled to reimbursement of those costs.
6. I find that the Landlord is entitled to their \$186.00 cost of filing the application.

It is ordered that:

1. The Tenant shall pay the Landlord the \$186.00 cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 9, 2026 at 4.00% annually on the balance outstanding.

April 27, 2026
Date Issued

Nancy Morris
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.