



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

File Number: LTB-L-012631-26

In the matter of: 5, 9921 SUPERIOR ST
PORT FRANKS ON N0M2L0

Between: Endless Property Holdings Landlord

And

Jim Kavanagh Tenants
Elizabeth Kavanagh

Endless Property Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Jim Kavanagh and Elizabeth Kavanagh (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on April 20, 2026.

Only the Landlord's legal representative, Brittany Stewart, attended the hearing.

As of 11:25 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 Tenants vacated the rental unit on April 3, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$1,095.00. It was due on the 1st day of each month. The L1 Application was amended to accurately reflect the monthly rent as \$1,095.00 with a \$100.00 rent credit provided in exchange for services provided to the Landlord.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to April 3, 2026 are \$4,188.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,095.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$12.03 is owing to the Tenants for the period from September 25, 2025 to April 3, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 3, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$3,266.97. This amount includes rent arrears owing up to the date the Tenants 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 is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before May 8, 2026, the Tenants 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

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 as the tenancy is terminated

Rent Owing To Move Out Date	\$4,188.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,095.00
Less the amount of the interest on the last month's rent deposit	- \$12.03
Total amount owing to the Landlord	\$3,266.97