



Order under Section 69 Residential Tenancies Act, 2006

Citation: Tsafack v Hamilton, 2026 ONLTB 33322

Date: 2026-04-24

File Number: LTB-L-013719-26

In the matter of: 223, 223 MAIN ST W
PORT COLBORNE ON L3K3V7

Between: Cyriane Tsafack Landlord

And

Miranda Hamilton Tenants
Jamie Sansoucy

cyriane Tsafack (the 'Landlord') applied for an order to terminate the tenancy and evict Miranda Hamilton and Jamie Sansoucy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 21, 2026.

Only the Landlord attended the hearing.

As of 3:14 pm, 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 Landlord did not submit and L1/L9 update sheet prior to the hearing and was put on notice to do so.
3. The Tenants were in possession of the rental unit on the date the application was filed.
4. The Tenants vacated the rental unit on February 23, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit

5. The lawful rent is \$1,300.00. It was due on the 1st day of each month.
6. The Landlord confirmed the amount claimed in the application as correct.
7. The Tenants have not made any payments since the application was filed.
8. The rent arrears owing to February 23, 2026 are \$3,027.40.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,300.00 from the Tenants and this amount was applied to February 2026. She said that the amount was not included in the L1 application as a result.
11. Interest on the rent deposit, in the amount of \$24.61 is owing to the Tenants for the period from April 1, 2025 to February 23, 2026.
12. The Landlord argued that interest should not be applied to the last month rent deposit and did not understand the legal requirement to do so. As explained at the hearing, s106(6) of the *Residential Tenancies Act, 2006* (the 'Act') provides that the landlord shall pay interest to the tenant annually on the amount of the rent deposit as per the guideline determined under s.120 of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 23, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$1,888.79. 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 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 6, 2026 at 4.00% annually on the balance outstanding.

April 24, 2026
Date Issued

Dana Wren
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	\$3,027.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,300.00
Less the amount of the interest on the last month's rent deposit	- \$24.61
Total amount owing to the Landlord	\$1,888.79