



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

File Number: LTB-L-107617-25

In the matter of: 3-284 Irene Cres.
Ottawa, ON K1Z7J1

Between: 1001211083 Ontario Inc. Landlord

And

Samantha McMichael Tenant

1001211083 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha McMichael (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on March 5, 2026.

The Landlord's Representative, David Lyman, and the Tenant attended the hearing.

As of 1:40 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 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 \$1,034.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$33.99. This amount is calculated as follows: \$1,034.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,074.00 to the Landlord since the application was filed.
6. After the application was filed, as a result of the consent order LTB-L-080814-25, the Tenant received a credit of \$5,170.00 which satisfied all rent arrears to February 28, 2026.

7. On March 17, 2026, a Member Endorsement was issued requiring the Landlord to file with the LTB an updated rent ledger for the period from March 1, 2026, to April 30, 2026, and that upon receipt the Board would issue a final order for the arrears of rent owing for the period from March 1, 2026, to April 30, 2026.
8. On April 17, 2026, a second Member Endorsement was issued giving the Landlord a deadline of April 27, 2026, to provide the updated rent ledger.
9. At 2:24 p.m. on April 17, 2026, the Landlord uploaded to the portal the updated rent ledger which included two payments of \$1,037.00 on March 3, 2026, and April 3, 2026.
10. Upon consideration of the updated rent ledger, the rent arrears owing to April 30, 2026, are \$0.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. There is no last month's rent deposit as it has already been applied to the last month of the rental period under order LTB-L-080814-25.
13. Consent order LTB-L-080814-25 terminates the tenancy effective May 31, 2026, and is non-voidable. Therefore, there is no need for this order to address termination of the tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$180.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

April 30, 2026
Date Issued

Ken Audziss
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 April 30, 2026	\$7,238.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,074.00
Less the amount of the credit that the Tenant is entitled to	- \$5,170.00
Total amount owing to the Landlord	\$180.00