



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

File Number: LTB-L-013176-26

In the matter of: 1069 Cherry ave
kingsville ON N9Y2E6

Between: Daniel Harper harper Landlord
Shaylin Harper

And

Eva dyck Tenant
Logan malott

Daniel Harper harper and Shaylin Harper (the 'Landlord') applied for an order to terminate the tenancy and evict Eva dyck and Logan malott (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2026.

Only the Landlord attended the hearing.

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 29, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,000.00. It was due on the 5th day of each month.
5. The Tenant has paid \$2,140.00 to the Landlord since the application was filed.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 29, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,360.00. 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.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 11, 2026 at 4.00% annually on the balance outstanding.

April 29, 2026
Date Issued

Emily Robb
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.