



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

File Number: LTB-L-013030-26

In the matter of: 615, 160 CHARLOTTE ST
OTTAWA ON K1N8Z5

Between: Ottawa Community Housing Corp. Landlord

And

Gordon Murdoch Tenant

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Gordon Murdoch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 23, 2026.

Only the Landlord's Agent, D. Dawson, attended the hearing.

As of 1:53 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 Landlord's Agent submitted that as of April 16, 2026, the Tenant had finally supplied all documents required for his RGI assessment which when retroactively applied clears any rent arrears owing to April 30, 2026. The lawful rent is now \$139.00. It is due on the 1st day of each month.
4. Based on the uncontested evidence before me, I was satisfied that the Tenant was in rent arrears when the application was filed. Consequently, since, the Landlord incurred costs of \$186.00 for filing the application, they are entitled to reimbursement of those costs.

5. There is no last month's rent deposit.

It is ordered that:

1. The Tenant shall pay to the Landlord costs of \$186.00 for filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 13, 2026 at 4.00% annually on the balance outstanding.

May 1, 2026
Date Issued

Lisa Del Vecchio
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.