



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

File Number: LTB-L-010567-26

In the matter of: 32 MAIN ST E
NORWICH ON N0J1P0

Between: EDWARD RYSKEN Landlord
STACEY RYSKEN
HARRIET RYKSEN

And

AMBERLY DAVIS Tenant
SCOTT LEUTSCHAFT

EDWARD RYSKEN, STACEY RYSKEN and HARRIET RYKSEN (the 'Landlords') applied for an order to terminate the tenancy and evict AMBERLY DAVIS and SCOTT LEUTSCHAFT (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes. The L1 application.

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because:

- the Tenants have been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date. The L2 application.

These applications were heard by videoconference on April 22, 2026 at 09:00 am.

Only the Landlord attended the hearing.

As of 09:30 am, 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.

Preliminary request:

1. At the outset of the hearing the Landlord's requested to proceed only with the L1 application as the Tenants had vacated the rental unit.
2. Based on the above uncontested submission I granted the request.

Determinations:

3. 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.
4. The Tenants were in possession of the rental unit on the date the application was filed.
5. The Tenants vacated the rental unit on April 22, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
6. The lawful rent is \$2,400.00. It was due on the 1st day of each month.
7. The Tenant have not made any payments since the application was filed.
8. The rent arrears owing to April 22, 2026 are \$30,250.00.
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 \$2,400.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
11. Interest on the rent deposit, in the amount of \$96.59 is owing to the Tenant for the period from August 1, 2024 to April 22, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 22, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$27,939.41. 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. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
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

Kelly Delaney
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 Move Out Date	\$30,250.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$96.59
Total amount owing to the Landlord	\$27,939.41