



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-013419-26

In the matter of: 08, 2603 MEADOWBROOK LANE
WINDSOR ON N8T2X9

Between: Meddco Properties Inc. Landlord

And

Douglas Leonard Tenant

Meddco Properties Inc. (the 'Landlord') applied for an order requiring Douglas Leonard (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 27, 2026.

Only the Landlord, and the Landlord's Representative, Charlotte Williams, attended the hearing.

As of 10:34 a.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 Tenant vacated the rental unit on March 31, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2026, to March 31, 2026.
3. The lawful rent is \$1,239.50. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on March 31, 2026, the date the Tenant moved out of the rental unit.
6. The rent arrears and daily compensation owing to March 31, 2026, are \$2,474.04.
7. The Landlord collected a rent deposit of \$1,100.00 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 is terminated.

8. Interest on the rent deposit, in the amount of \$109.56 is owing to the Tenant for the period from August 25, 2021, to March 31, 2026.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,450.48. This amount includes rent arrears owing up to March 31, 2026, and the cost of the application minus the rent deposit and interest owing.
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

Colette Myers
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.