



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

File Number: LTB-L-098593-25

In the matter of: 101 ANDREW DR
TINY ON L9M0B4

Between: Lorene Laxton Landlords
Edward Laxton

And

Tanys Rock Tenants
Miles McConnell

Lorene Laxton and Edward Laxton (the 'Landlords') applied for an order to terminate the tenancy and evict Tanys Rock and Miles McConnell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 28, 2026.

The Landlord's Legal Representative, Kelly Draycott attended the hearing.

As of 1:34 pm, the Tenants 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.

Amending the Application:

1. The Landlord's Legal Representative requested an amendment to the L1 application to correct a clerical error, that the Landlords collected a Last Month Rent Depot in the amount of \$2,000.00 on August 31, 2025, and no interest has been paid to date on the deposit.
2. I consented to the amendment of the application; there is no prejudice to the Tenants.

Determinations:

3. The Landlords 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 January 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
6. The lawful rent is \$2,000.00. It was due on the 1st day of each month.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to January 31, 2026, are \$6,000.00.
9. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlords collected a rent deposit of \$2,000.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
11. Interest on the rent deposit, in the amount of \$17.72 is owing to the Tenants for the period from August 31, 2025, to January 31, 2026.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of January 31, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$4,168.28. This amount includes rent arrears owing up to the date the Tenants 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 Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlords the full amount owing on or before May 16, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 17, 2026, at 4.00% annually on the balance outstanding.

May 5, 2026
Date Issued

Trish Carson

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	\$6,000.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of interest on the last month's rent deposit	-\$17.72
Total amount owing to the Landlord	\$4,168.28