



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

File Number: LTB-L-108520-25

In the matter of: 208, 99 KENNEDY RD N
BRAMPTON ON L6V1X7

Between: 2761414 Ontario Inc Landlord

And

Naiga Agnes Bukenya Tenant

2761414 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Naiga Agnes Bukenya (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 24, 2026.

Only the Landlord's Legal Representative, D. Moak, and the Landlord's Agent, Dennisa Murizzi, attended the hearing.

As of 9:13 am, 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. There was a previous hearing for the same application held on March 17, 2026. An interim order LTB-L-108520-25-IN was issued on April 1, 2026, wherein a third-party named Shawna Robinson appeared and sought to take over the rental unit while the Tenant remained untraceable. The Notice of Hearing for a new hearing was sent to the parties on April 2, 2026, deemed served April 7, 2026. The parties were asked to reconvene for April 24, 2026, where neither the Tenant nor Shawna Robinson were present. Therefore, the matter was heard uncontested.

Rent arrears application

2. 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.

3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant vacated the rental unit on March 30, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
5. The Landlord's Agent testified that they visited the rental unit on March 30, 2026, after the previous hearing and found that the rental unit was vacant except a bed frame. The Landlord served another notice of entry after two weeks to confirm if the Tenant had returned and the unit was still vacant. The Landlord has taken possession of the rental unit after that. The day the Landlord first knew that the Tenant was no longer in possession is March 30, 2026, so they are claiming arrears to that day.
6. The lawful rent is \$1,300.00. 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 March 30, 2026 are \$6,492.20.
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 \$1,300.00 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 \$21.39 is owing to the Tenant for the period from June 1, 2025, to March 13, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 30, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,355.54. 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 and unpaid NSF charges. 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 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

Sheena Brar
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	\$6,492.20
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,300.00
Less the amount of the interest on the last month's rent deposit	- \$22.66
Total amount owing to the Landlord	\$5,355.54