



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017913-26

In the matter of: 3-21 Hodge St. GD 0
Falconbridge, ON P0M1S0

Between: 2609559 Ontario Inc. Landlord

And

Tracey Elliot Tenant
Bailey Henri

2609559 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tracey Elliot and Bailey Henri (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on April 29, 2026.

The Landlord's Agents, Irma Falvo and Kelly Martin, and Tenant, Tracey Elliott (on her own behalf and on behalf of Tenant Bailey Henri), attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

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 lawful rent is \$937.68. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$30.83. This amount is calculated as follows: \$937.68 x 12, divided by 365 days.
5. The Tenant has paid \$4,633.00 to the Landlord since the application was filed.

6. There are no rent arrears owing to April 30, 2026, and the Tenant is in a credit position of \$252.04.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. As of the date of the hearing, the total payments made by the Tenant exceeds the amount of rent arrears and the cost of filing the application the Landlord is entitled to by \$66.04. Therefore, the Tenant has paid all arrears and all additional rent that would have been due under the tenancy agreement for the period ending April 30, 2026, and the filing fee. This means that the Landlord's application was discontinued pursuant to s.74(2) of the *Residential Tenancies Act, 2006*.

It is ordered that:

1. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued through April 30, 2026.

May 5, 2026
Date Issued

Ken Audziss
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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.