



Order under Section 69 Residential Tenancies Act, 2006

Citation: Gunter v Ellis, 2026 ONLTB 36046

Date: 2026-05-08

File Number: LTB-L-015619-26

In the matter of: Basement, 556 BEVERLEY GLEN BLVD
THORNHILL ON L4J7S1

Between: Shawn Gunter Landlord

And

Laurie Ellis Tenant
Joshua Parker

Shawn Gunter (the 'Landlord') applied for an order to terminate the tenancy and evict Laurie Ellis and Joshua Parker (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 30, 2026. The Landlord, Shawn Gunter, and the Tenants, Laurie Ellis and Joshua Parker, attended the hearing.

Determinations:

1. 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.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on April 29, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$2,200.00. It was due on the day 1ST day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to April 29, 2026, are \$20,242.57.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 29, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$20,428.57. 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. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before May 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 20, 2026 at 4.00% annually on the balance outstanding.

May 8, 2026
Date Issued

Jane Dean
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	\$20,242.57
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$20,428.57