



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015837-26

In the matter of: 1408 County Rd 18
Cherry Valley, ON K0K 1P0

Between: Jannette Marie Salvador Landlord

And

Christopher Reid Tenants
Jessica Fox

Jannette Marie Salvador (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Reid and Jessica Fox (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 30, 2026. Only the Landlord's Legal Representative, Saron Navratil, attended the hearing.

As of 2:15 p.m., the Tenants were not present, nor 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 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The Tenants have paid \$4,500.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$5,500.00.

7. 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 Tenants shall pay to the Landlord \$5,686.00. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before May 18, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 19, 2026, at 4.00% annually on the balance outstanding.

May 7, 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.