



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-016062-26

In the matter of: 57 BUSHFORD ST
COURTICE ON L1E2Y5

Between: Sulaiman Adeyemi Badmus Landlord

And

Marlena Schaefer Tenant

Sulaiman Adeyemi Badmus (the 'Landlord') applied for an order requiring Marlena Schaefer (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026.

Only the Landlord attended the hearing.

As of 9:50am, 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. 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 \$2,920.00. It is due on the 1st day of each month.
4. The Landlord testified that the Tenant has made a payment of \$2920.00 to the Landlord since the application was filed. As such, the Landlord no longer sought eviction.
5. The rent arrears owing to April 30, 2026, have been paid off; however, the Landlord sought recovery of the filing fee.
6. 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 Tenant shall pay to the Landlord \$186.00. This amount includes the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2026, at 4.00% annually on the balance outstanding.

May 11, 2026
Date Issued

Amit Gurpersaud
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.