



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

File Number: LTB-L-016339-26

In the matter of: 3, 221 DRUMMOND ST.
BLYTH ON N0M1H0

Between: Poul Hansen Landlord
Maria Gomes

And

Tasha Bishop Tenant
Colin Aldwell

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. 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.

Poul Hansen and Maria Gomes (the 'Landlord') applied for an order to terminate the tenancy and evict Tasha Bishop and Colin Aldwell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2026.

Only the Landlord, Maria Gomes ('MG'), attended the hearing.

As of 10:30 p.m., 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 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. The Tenant was in possession of the rental unit on the date the application was filed.

3. The Tenant vacated the rental unit on April 15, 2026. MG said she lives on site, saw the Tenant moving, and the Tenant returned the key on this date. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,150.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed. Rent arrears are owing to April 15, 2026 in excess of the rent deposit and interest owing, MG requested that the rent deposit and interest owing be applied to the amount outstanding, and said the Landlord would waive the remaining rent arrears.
6. The Landlord collected a rent deposit of \$2,150.00 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.
7. Interest on the rent deposit, in the amount of \$26.84 is owing to the Tenant for the period from September 11, 2025 to April 15, 2026.
8. The rent deposit and interest owing on it are applied to the rent arrears outstanding. All remaining rent arrears are waived by the Landlord.
9. 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 tenancy between the Landlord and the Tenant is terminated as of April 15, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 19, 2026, the Tenant 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

Mark Melchers
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.