



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016801-26

In the matter of: 107, 1177 BLOOR ST
MISSISSAUGA ON L4Y2N9

Between: Applewood on the Park Holdings Inc c/o Landlord
Quadreal Residential Properties G.P. Inc

And

Monique Viau Tenants
Christine Viau

Applewood on the Park Holdings Inc c/o Quadreal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Monique Viau and Christine Viau (the 'Tenants') because the Tenants has been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on May 7, 2026.

Only the Landlord's Representative, Faith McGregor, attended the hearing.

As of 11:52 a.m., the Tenants were 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 Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord's Representative provided that the Tenants returned the keys of the rental unit to the office mailbox on April 23, 2026, and when the Landlord entered the rental unit, it was completely empty.
3. As such, I am satisfied the Tenants vacated the rental unit on April 23, 2026.
4. On February 18, 2026, the Landlord mailed an N8 notice of termination to the Tenants, deemed served February 23, 2026. The notice of termination contains the allegation that the Tenants had paid their rent persistently late.

5. Since the Tenants have vacated, the portion of the application based on the N8 notice is moot as the tenancy terminated on the date the Tenants vacated pursuant to the N8 notice.
6. The Landlord's Representative provided the Landlord was no longer seeking per diem compensation on this application as a separate application had been filed in which the rent arrears would be sought. As such, I find that the Landlord has withdrawn the claim for per diem compensation on this application.
7. I am satisfied that the Tenants had been persistently late in paying rent 12 out of the 12 months preceding the N8 notice, and the Tenants were in possession when the application was filed. As such, the Landlord was entitled to file the application.
8. 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 \$186.00 for the cost of filing the application.
2. The total amount the Tenants must pay the Landlord is \$186.00.
3. If the Tenants do not pay the Landlord the full amount owing on or before May 22, 2026, the Tenants 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

Nicole Pedron
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.