



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015041-26

In the matter of: 119 HERON ST
THUNDER BAY ON P7C2M2

Between: Jamie Scrimger Landlord

And

Evangeline Dixon Tenant
Braeden Dixon
Ezeus Rachel Bolen Dixon
Treyvon Bolen
Shane Bolen

Jamie Scrimger (the 'Landlord') applied for an order to terminate the tenancy and evict Evangeline Dixon, Braeden Dixon, Ezeus Rachel Bolen Dixon, Treyvon Bolen and Shane Bolen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 28, 2026.

The Landlord Jamie Scrimger, the Tenant Shane Bolen, and the Tenant Evangeline Dixon attended the hearing.

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.

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 Landlord sold the rental unit and was no longer the property owner as of March 31, 2026. Rent arrears are calculated up to the date the Landlord sold the rental unit.
4. The lawful rent is \$1,230.00. It was due on the 15th day of each month.
5. The Tenant has paid \$3,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$2,607.48.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,200.00 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 between the Tenant and this Landlord.
9. Interest on the rent deposit, in the amount of \$143.37 is owing to the Tenant for the period from October 1, 2019, to March 31, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Landlord sold the rental unit.
2. The Tenant shall pay to the Landlord \$1,450.11. This amount includes rent arrears owing up to the date the Landlord sold the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Kyle Anderson
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 Property Sale Date	\$5,607.48
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,000.00
Less the amount of the last month's rent deposit	- \$1,200.00
Less the amount of the interest on the last month's rent deposit	- \$143.37
Total amount owing to the Landlord	\$1,450.11