



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

File Number: LTB-L-102962-25

In the matter of: Unit B, 146 CELINA ST
OSHAWA ON L1H4N5

Between: RHD Premium Services Inc

Landlord

And

CHRISTOPHER SPENCE

Tenant

RHD Premium Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict CHRISTOPHER SPENCE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 12, 2026.

The Landlord's legal representative, Vanessa Palumbo, and the Tenant attended the hearing.

Determinations:

1. At the start of the hearing, the Tenant requested an adjournment. He said he did not know about the hearing because he had vacated the rental unit and did not receive the Notice of Hearing.
2. I denied the request. The Tenant confirmed at the hearing that he is not disputing the rent arrears claimed by the Landlord. Where the amount sought is not in dispute, an adjournment serves no useful purpose. Tenants are also responsible for keeping their contact information with the Board up to date so they receive notices and orders. In any event, the Landlord's legal representative confirmed that she emailed the Tenant on February 10, 2026, with the update sheet and the Notice of Hearing. I am satisfied that the Tenant had adequate notice of this hearing.
3. 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.
4. The Tenant was in possession of the rental unit on the date the application was filed.

5. The Tenant vacated the rental unit on January 16, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
6. The lawful rent is \$2,350.00. It was due on the 1st day of each month.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to January 16, 2026 are \$17,686.16.
9. The Landlord claimed rent for February 2026 in their L1/L9 Information update sheet. I have not included February 2026 rent in the amount owing. This is an L1 application based on an N4 Notice for non-payment of rent. Since the Tenant vacated the rental unit on January 16, 2026, the rent arrears are calculated only up to the date the Tenant vacated.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$2,350.00 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.
12. Interest on the rent deposit, in the amount of \$43.54 is owing to the Tenant for the period from March 1, 2025 to January 16, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 16, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$15,478.62. This amount includes rent arrears owing up to the date the Tenant moved out of 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 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

Colin Elsby
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 Move Out Date	\$17,686.16
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,350.00
Less the amount of the interest on the last month's rent deposit	- \$43.54
Total amount owing to the Landlord	\$15,478.62