



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-102193-25

In the matter of: 24, 261 WOODBINE AVE
KITCHENER ON N2R 0S7

Between: Michael Hewitson Landlord

and

Kimberley Geimer Former Tenant

Michael Hewitson (the 'Landlord') applied for an order requiring Kimberley Geimer (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on May 11, 2026.

Only the Landlord's legal representative Darren Colley attended the hearing.

As of 9:39 am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
2. The Former Tenant vacated the rental unit on October 31, 2025. The Landlord seeks arrears of rent to that date.
3. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
4. The Former Tenant has not made any payments since the application was filed.
8. The rent arrears and daily compensation owing to are \$4,450.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

14. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,450.00, which represents rent and compensation owing up to .
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$4,636.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before May 23, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 24, 2026 at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Nersi Makki

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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$4,450.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$4,636.00