



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-101802-25

In the matter of: 33 SHEPPARD ST
THUNDER BAY ON P7A 5L9

Between: Daniels Christopher Landlord

and

Julie Morin Former Tenant

Daniels Christopher (the 'Landlord') applied for an order requiring Julie Morin (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.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord's application filed on December 2, 2025 claims unpaid rent for the period November 1, 2025 to November 30, 2025 which the parties agreed was the date the Tenant vacated the rental unit.
2. The application discloses that the Landlord was holding a last month's rent deposit which he applied to the last month of the tenancy according to subsection 106(10) of the Act. He now says he is owed another month of rent because the Tenant vacated without giving proper notice and he was forced to sell the rental unit because it remained unrented for the month of December 2025. That is not what the application claims and the Landlord did not request to amend his application.
3. Therefore, the application is dismissed because the Landlord has failed to prove on a balance of probabilities that he is owed any rent for the period claimed on the application.

It is ordered that:

1. The application is dismissed.

May 20, 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.