



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-102084-25

In the matter of: 209, 225 SANDWICH ST N
AMHERSTBURG ON N9V0H5

Between: 1603941 Ontario Inc Landlord

And

Richard Harvey
Suzanne Harvey Former Tenant

1603941 Ontario Inc (the 'Landlord') applied for an order requiring Richard Harvey and Suzanne Harvey (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 Lauren Piroli attended the hearing.

As of 9:30 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 at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
2. 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.
3. The Former Tenant vacated the rental unit on November 30, 2025.
4. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
5. The Former Tenant has not made any payments since the application was filed.

8. The vacated the rental unit on November 30, 2025 and the Landlord is only seeking arrears of rent to that date. The rent arrears and daily compensation owing to November 30, 2025 are \$3,060.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. The Landlord collected a rent deposit of \$3,050.00 on April 5, 2023 from the Former Tenant and applied the deposit to the last month of the tenancy pursuant to subsection 106(10) of the Act interest on the rent deposit, in the amount of \$196.37, is owing to the Former Tenant for the period from April 5, 2023 to October 31, 2025. That amount will be credited against the arrears owing.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$3,060.00, which represents rent and compensation owing up to November 30, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$196.37 which is the interest owing on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is 3,049.63*. See Schedule 1 for the calculation of the amount owing.
5. 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 November 30, 2025	\$3,060.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	nil
Less the amount of the interest on the last month's rent deposit	-\$196.37
Total amount owing to the Landlord	\$3,049.63