



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

File Number: LTB-L-064912-25

In the matter of: 282 GILL ST
ORILLIA ON L3V4K4

Between: 2850300 Ontario Inc. Landlord

And

Ann Margaret Organ Former Tenant
Keith George Wagner

2850300 Ontario Inc. (the 'Landlord') applied for an order requiring Ann Margaret Organ and Keith George Wagner (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

Only the Landlord's Legal Representative Taff Butters attended the hearing.

As of 10:28 a.m., the Former Tenant were 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities.
2. 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.
3. 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.
4. These documents were served on February 2, 2026 by mail to 9 Derby Street, Orillia, Ontario, L3V 5R4.
5. The Former Tenant vacated the rental unit on November 2, 2024.

6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit. The former Tenant vacated the rental unit on November 2, 2024, and this application was filed on August 12, 2025, which is within one year.
8. The Former Tenant has not made any payments since the application was filed.
9. The tenancy ended on as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date November 2, 2024.
10. The Tenant failed to pay the monthly rent from September 1, 2024 to November 30, 2024.
11. The rent arrears and daily compensation owing to are \$5,293.00.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$5,259.18, 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 \$5,479.00*. 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 26, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 27, 2026, at 4.00% annually on the balance outstanding.

May 15, 2026
Date Issued

Anthony Bruno
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	\$5,293.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5,479.00