



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014408-26

In the matter of: 1221, 200 DUFFERIN ST
TORONTO ON M6K1Z4

Between: Morguard Corporation Landlord

And

Tarin Olding Tenant
Donald Macdonald
Peter Kruit

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Morguard Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Tarin Olding, Donald Macdonald and Peter Kruit (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 6, 2026.

The Landlord’s legal representative Peter Lopez and the Tenants attended the hearing.

Determinations:

Preliminary Issue:

1. The Tenants raised the issue that they were advised by a communication dated April 15, 2026 from the Landlord that commencing May 1, 2026 the management company for the residential complex was transitioning to Morguard and that all payments of rent are to be directed to the contact as provided, if rent was drawn from the Tenants bank account, no action was required.
2. On May 12, 2026, the Landlord’s representative evidenced the communication (DOC-7948417) as referred to by the former Tenants. The application was amended accordingly.
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 April 30, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
6. The lawful rent is \$2,982.71. 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 April 30, 2026 are \$9,888.07.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,982.71 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.
11. Interest on the rent deposit, in the amount of \$20.59 is owing to the Tenant for the period from January 1, 2026 to April 30, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$7,070.77. 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 June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Alicia Johnson
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	\$9,888.07
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,982.71
Less the amount of the interest on the last month's rent deposit	- \$20.59
Total amount owing to the Landlord	\$7,070.77