



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017507-26

In the matter of: 104, 637 CUMMINGS AVE
OTTAWA ON K1K2K5

Between: Jawan Properties Inc. C/O Curran Property Management Landlord

And

Marc Laprande Tenants
Stephanie Merritt

Jawan Properties Inc. C/O Curran Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Marc Laprande and Stephanie Merritt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 14, 2026.

Only the Landlord's representative, Anne Skelly, attended the hearing.

As of 9:30 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on April 12, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$1,275.29. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to April 12, 2026 are \$2,681.05.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,195.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$120.15 is owing to the Tenants for the period from January 24, 2022 to April 12, 2026.
10. The Landlord was agreeable to payment plan, providing the Tenants with the opportunity to pay \$100.00 a month until rent arrears are paid in full. Please refer to the conditions below.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 12, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$1,551.90. This amount includes rent arrears owing up to the date the Tenants 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 Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall pay the amount in paragraph 2 as follows:
 - a) \$100.00 by June 15, 2026;
 - b) \$100.00 by July 15, 2026;
 - c) \$100.00 by August 15, 2026;
 - d) \$100.00 by September 15, 2026;
 - e) \$100.00 by October 15, 2026;
 - f) \$100.00 by November 15, 2026;
 - g) \$100.00 by December 15, 2026;
 - h) \$100.00 by January 15, 2027;
 - i) \$100.00 by February 15, 2027;
 - j) \$100.00 by March 15, 2027;
 - k) \$100.00 by April 15, 2027;
 - l) \$100.00 by May 15, 2027;
 - m) \$100.00 by June 15, 2027;
 - n) \$100.00 by July 15, 2027;
 - o) \$100.00 by August 15, 2027; and
 - p) \$51.90.00 by September 15, 2027.
4. If the Tenants fail to comply with the payment schedule in paragraph 3, the Tenants will start to owe interest. This will be simple interest calculated from the date of the breach, at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Vishal Nanda
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 Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$2,681.05
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,195.00
Less the amount of the interest on the last month's rent deposit	- \$120.15
Total amount owing to the Landlord	\$1,551.90