



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020916-26

In the matter of: 403, 87 JAMESON AVE
TORONTO ON M6K2W8

Between: Parkdale Apartments Nominee 1 Landlord

And

Estate of Storm Jones Tenant

Parkdale Apartments Nominee 1 (the 'Landlord') applied for an order to terminate the tenancy and evict the Estate of Storm Jones (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative Emily Barbaty attended the hearing.

As of 1:44 p.m., the Tenant was 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 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.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord's Legal Representative advised that the Landlord received information from the Tenant's next of kin that the Tenant had passed away at the end of March, 2026.
4. The application was amended to reflect the Tenant as the "Estate of Storm Jones"
5. In accordance with subsection 91(1) of the *Residential Tenancies Act, 2006* (the 'Act') where a tenant of a rental unit dies and there are no other tenants of the rental unit, the tenancy shall be deemed to be terminated 30 days after the death of the tenant.

6. Pursuant to subsection 91(1) the tenancy effectively terminated on April 30, 2026. Therefore, the rent arrears are calculated up to April 30, 2026.
7. The lawful rent is \$1,075.34. It was due on the 1st day of each month.
8. The Tenant has not made any payments since the application was filed.
9. The rent arrears owing to April 30, 2026 are \$4,285.15.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$1,075.34 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.
12. Interest on the rent deposit, in the amount of \$16.89 is owing to the Tenant for the period from August 1, 2025 to April 30, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026.
2. The Tenant shall pay to the Landlord \$3,378.92. This amount includes rent arrears owing up to April 30, 2026 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 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 8, 2026 at 4.00% annually on the balance outstanding.

May 27, 2026
Date Issued

Sean Ramage
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	\$4,285.15
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,075.34
Less the amount of the interest on the last month's rent deposit	- \$16.89
Total amount owing to the Landlord	\$3,378.92