



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-019986-26

In the matter of: B2, 1290 OUELLETTE AVE
WINDSOR ON N8X1J5

Between: Ivory Real Estate Investment Inc. Landlord

And

Mackenzie Rooke Tenants
Patrick Bruette

Ivory Real Estate Investment Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mackenzie Rooke and Patrick Bruette (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on May 19, 2026.

Only the Landlord's agent, Charolette Williams, attended the hearing.

As of 9:33 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 Tenants paid the Landlord all the rent that was in arrears up to May 31, 2026. The Tenants also paid \$160.49 toward the filing fee.
2. The only amount owing is the remaining portion of the Landlord's cost of filing the application, which is \$25.51. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$25.51, for the cost of filing the application.

2. If the Tenants do not pay the Landlord the full amount owing on or before June 7, 2026, the Tenants 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

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.