



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

File Number: LTB-L-023282-26

In the matter of: 60 Laguna Parkway Unit 23
Lagoon City, ON L0K 1B0

Between: DAVID BARTON Landlord

And

ARNALD GUETLER Tenants
INGABORG GUETLER

DAVID BARTON (the 'Landlord') applied for an order to terminate the tenancy and evict ARNALD GUETLER and INGABORG GUETLER (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 21, 2026.

Only the Landlord attended the hearing.

As of 9:38 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. At the hearing, the Landlord, confirmed the L1 Application had a clerical error in that in the section outlining the Tenants' address of the rental unit covered by this Application had incorporated the incorrect municipal address as 30 Sandy Hook Rd, Uxbridge, ON, L9P 1R8 instead of 60 Laguna Parkway Unit 23, Lagoon City, ON, L0K 1B0 in error.
2. An application can be amended during a hearing where the Board is satisfied the amendment is appropriate, would not prejudice any party, and is consistent with a fair and expeditious proceeding. In this circumstance, I find that it is appropriate to amend the application to reflect the correct municipal address of the Tenants in the section outlining the Tenants' name and address of the rental unit covered by this application. Moreover, the address of 60 Laguna Parkway Unit 23, Lagoon City, ON, L0K 1B0, matches the address on the N4 served upon the Tenants.

L1 Determination

3. 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.
4. As of the hearing date, the Tenants were still in possession of the rental unit.
5. The lawful rent is \$1,015.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$33.37. This amount is calculated as follows: \$1,015.00 x 12, divided by 365 days.
7. The Tenants has not made any payments since the application was filed.
8. The rent arrears owing to May 31, 2026 are \$7,105.00.
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 \$1,015.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
11. Interest on the rent deposit, in the amount of \$192.69 is owing to the Tenants for the period from December 2, 2015 to May 21, 2026.
12. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenants, and find the Landlord did attempt to negotiate repayment of the arrears of rent. In making this finding I have considered the Landlord's uncontested evidence that the Landlord reached out to the Tenants and the Tenants did not respond in a productive manner.
13. As the Tenants did not attend and no other circumstances were presented to me, I find it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$7,291.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$8,306.00 if the payment is made on or before June 5, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants has paid the full amount owing as ordered plus any additional rent that became due after June 5, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 5, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$5,769.08. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$33.37 per day for the use of the unit starting May 22, 2026 until the date the Tenants moves out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before June 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 6, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before June 5, 2026, then starting June 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 6, 2026.

May 25, 2026
Date Issued

Panagiotis P. Roupas
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 6, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing To May 31, 2026	\$7,105.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$7,291.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 5, 2026

Rent Owing To June 30, 2026	\$8,120.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$8,306.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$6,790.77
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,015.00
Less the amount of the interest on the last month's rent deposit	- \$192.69
Total amount owing to the Landlord	\$5,769.08
Plus daily compensation owing for each day of occupation starting May 22, 2026	\$33.37 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	