



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

File Number: LTB-L-046913-24

In the matter of: B07, 754 LAFLIN AVE
CORNWALL ON K6J3M5

Between: Skyline Living Landlord

And

Brandon St.Laurent Tenant

Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon St.Laurent (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on September 17, 2024 and concluded on May 25, 2026.

Only the Landlord's Legal Representative, Trevor Scheib, attended the hearing.

As of 10:38 a.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 stated that the Landlord sold the residential complex with a completion date of June 30, 2024. The Landlord entered into an agreement with the new landlord that permits the Landlord to claim rent arrears from the Tenant up to June 30, 2024.
4. The lawful rent is \$1,492.51. It was due on the 1st day of each month.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 30, 2024 are \$2,572.54.
7. The Landlord initially claimed \$40.00 to reimburse them for administration charges the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF. At the hearing, the Landlord requested to withdraw the claim for NSF charges, and I granted the request.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,758.54. This amount includes rent arrears owing to June 30, 2024 and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 14, 2026 at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Fotoula Hatzantonis
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 June 30, 2024	\$2,572.54
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Total amount owing to the Landlord	\$2,758.54