



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023502-26

In the matter of: Basement, 175 ELM ST N
Timmins ON P4N6A6

Between: Neil investments Inc Landlord

And

Joe Pye Tenants
Serena Levert

Neil investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Joe Pye and Serena Levert (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Agent, Dominique Talbot, attended the hearing.

As of 2:23pm, 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,200.00. It is due on the 1st day of each month.
4. The Landlord testified that he was no longer seeking any of the arrears claimed in the application. As such, the Landlord no longer sought eviction.
5. The rent arrears owing to May 31, 2026, have been waived; however, the Landlord sought recovery of the filing fee.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00. The Tenants owe the Landlord the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

June 8, 2026
Date Issued

Amit Gurpersaud
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.