



Order under Section 87 Residential Tenancies Act, 2006

Citation: Beamish v Parrack, 2026 ONLTB 45064

Date: 2026-06-10

File Number: LTB-L-103376-25

In the matter of: 471 LYNEDOCH RD
DELHI ON N4B2W4

Between: Sherry Helena Beamish
Jeffrey Elmer House

Landlords

And

Lydia Parrack
Brandon Frier

Former Tenants

Sherry Helena Beamish and Jeffrey Elmer House (the 'Landlord's') applied for an order requiring Lydia Parrack and Brandon Frier (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on June 4, 2026.

Only the Landlords attended the hearing.

As of 9:34am, the Former Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlords proved the allegations contained in the application on a balance of probabilities.
2. I am satisfied that the Landlords served the Former Tenants with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. I am satisfied that the Landlords served the Former Tenants with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
4. The Former Tenant vacated the rental unit on September 30, 2025.

5. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.
6. The lawful rent was \$2,250.00. It was due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$73.97. This amount is calculated as follows: $\$2,250.00 \times 12$, divided by 365 days.
8. The Former Tenants have not made any payments since the application was filed.
9. The rent arrears and daily compensation owing to September 30, 2025 are \$9,000.00.
10. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
11. The Landlords collected a rent deposit of \$2,250.00 from the Former Tenants and this deposit is still being held by the Landlords. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Former Tenants are required to pay.
12. Interest on the rent deposit, in the amount of \$65.65 is owing to the Former Tenants for the period from August 1, 2024 to September 30, 2025.

It is ordered that:

1. The Former Tenants shall pay to the Landlords \$9,000.00, which represents rent and compensation owing up to September 30, 2025.
2. The Former Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.
3. The Landlords owe \$2,315.65 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenants.
4. **The total amount the Former Tenants owe the Landlords is \$6,870.35***. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenants do not pay the Landlords the full amount owing on or before June 21, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from June 22, 2026 at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Fabio Quattrociocchi
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlords:

Rent and Compensation Owing To September 30, 2025	\$9,000.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,250.00
Less the amount of the interest on the last month's rent deposit	- \$65.65
Total amount owing to the Landlords	\$6,870.35