



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

File Number: LTB-L-094603-23

In the matter of: 105, 170 PARK RD S
OSHAWA ON L1J4H2

Between: 170 PARK ROAD LIMITED
Sunrise Property Management

Landlords

And

Rebecca Shand

Tenant

170 PARK ROAD LIMITED and Sunrise Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Rebecca Shand (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 13, 2026.

The Landlord Sunrise Property Management's Legal Representative Eric Spalvieri attended at the August 11, 2025 and the January 13, 2025 hearing.

The Landlord 170 Park Road Limited were not present or represented at the hearing. The Notice of hearings had been served on their property managers, Sunrise Property Management.

The Tenant attended all of the hearings.

Determinations:

1. This application was heard along with LTB-T-025395.23. The Board has issued a final order in that application on June 10, 2026, awarding compensation to the Tenant in the amount of \$9,703.81.
2. At the January 13, 2026 hearing The Landlord's Legal Representative advised that they were only representing Sunrise Property Management. As a result, Sunrise Property Management was added as a party to this application. They are the property manager for the owners of the building, 170 Park Road Limited.
3. 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.

4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$892.28. It is due on the first day of each month.
6. The parties agreed that the rent arrears owing to January 31, 2026 are \$1,666.06.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The total amount owing for the period ending January 31, 2026, is \$1,852.06. This amount shall be deducted from the compensation owed to the Tenant.
9. Therefore, as of January 31, 2026, the Landlord owes the Tenant \$7,851.75.
10. The Landlord is entitled to deduct any additional arrears of rent that have arisen since January 31, 2026, to the date of this order.

It is ordered that:

1. The Landlords' application is dismissed.
2. The landlords owe the Tenant \$7,851.75 as of January 31, 2026.
3. The Landlords may deduct any new arrears that have arisen since January 31, 2026, to the date of this order from the amount owing to the Tenant.

June 16, 2026
Date Issued

Robert Patchett
Vice Chair, 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.