



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026653-26

In the matter of: 207, 153 St. George St
Toronto ON M5R2L9

Between: Hollyburn Properties Management Services Ltd Landlord

And

Clarice Tambwe Tenant

Hollyburn Properties Management Services Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Clarice Tambwe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on June 8, 2026.

Only the Landlord's Legal Representative, Eric Steiman, attended the hearing.

As of 1:56pm, 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The Tenant paid the Landlord all the rent that was in arrears up to June 30, 2026.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only, and not eviction¹.

¹ Subsection 83(1)(a) of the *Residential Tenancies Act, 2006*.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 28, 2026, at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Alexandre Traboulsi
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.