



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-034843-26

In the matter of: 314, 343 Mill St
Kitchener ON N2M3R8

Between: S Four Inc. Landlord

And

Loni Duchesne Tenants
Josh Grandmond

S Four Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Loni Duchesne and Josh Grandmond (the 'Tenants') because the Tenants:

- did not pay the rent that the Tenants owe (hereafter referred to as the 'L1 Application'),
- have been persistently late in paying the Tenants' rent (hereafter referred to as the 'L2 Application').

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on June 8, 2026.

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

As of 1:25pm, 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:

L2 Application

1. The Landlord sought the permission of the Board to amend the application as they sought to withdraw the L2 Application, in order to only proceed with the L1 Application.
2. Pursuant to subsection 200(1) of the *Residential Tenancies Act, 2006* and Rule 15 of the Board's *Rules of Procedure*, I granted the amendment request.

L1 Application

3. 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.
4. The Tenants were in possession of the rental unit on the date the application was filed.
5. The Tenants vacated the rental unit on May 7, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
6. The lawful rent is \$2,002.87. It was due on the first (1st) day of each month.
7. The Tenants have not made any payments since the application was filed.
8. The rent arrears owing to May 7, 2026, are \$1,463.82.
9. The Landlord collected a rent deposit of \$1,800.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$188.81 is owing to the Tenants for the period from July 1, 2020, to May 7, 2026.
11. 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 L2 Application is dismissed as withdrawn.
2. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenants is terminated as of May 7, 2026, the date the Tenants moved out of the rental unit.
3. The Landlord shall pay to the Tenants \$338.99. The Tenants owe the Landlord rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenants. *See Schedule 1 for the calculation of the amount owing.*
4. If the Landlord does not pay the Tenants the full amount owing on or before June 27, 2026, the Landlord 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$1,463.82
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,800.00
Less the amount of the interest on the last month's rent deposit	- \$188.81
Total amount owing to the Landlord	\$(338.99)