



Order under Section 69 Residential Tenancies Act, 2006

Citation: Bettah v Lafreniere, 2026 ONLTB 46208

Date: 2026-06-12

File Number: LTB-L-025479-26

In the matter of: 169 B DIXON LAKE RD
HANMER ON P3P1R3

Between: Abdel Ati Bettah Landlords
Carole Michel

And

Robert Lafreniere Tenants
Cassidy Whynott

Abdel Ati Bettah and Carole Michel (the 'Landlords') applied for an order to terminate the tenancy and evict Robert Lafreniere and Cassidy Whynott (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 2, 2026.

The Landlord, Abdel Ati Bettah, and the Tenants attended the hearing.

Determinations:

1. The Landlords 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on May 30, 2026 as a result of receiving an N8 Notice of Termination with a termination date of May 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$1,950.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to May 30, 2026 are \$5,823.30.

7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,000.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$90.50 is owing to the Tenants for the period from June 13, 2024 to May 30, 2026.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of May 30, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$3,918.80. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants does not pay the Landlords the full amount owing on or before June 23, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 24, 2026 at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Curtis Smith
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	\$5,823.30
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$90.50
Total amount owing to the Landlords	\$3,918.80