



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

File Number: LTB-L-030953-26

In the matter of: Room 3, 427 Dufferin Avenue
London ON N6B1Z7

Between: JDN Property Management Inc. Landlord

And

Ovie Uto Tenant

JDN Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ovie Uto (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on June 15, 2026.

The Landlord's Legal Representative, Gail Kukor Lang, attended on behalf of the Landlord.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenant vacated the rental unit on April 10, 2026.
2. The lawful monthly rent at the time the tenancy was terminated was \$666.00.
3. The total amount the Tenant owes to the Landlord is \$1,806.00 representing arrears of rent (\$1,560.00), NSF charges (\$60.00) and costs (\$186.00) up to April 10, 2026.
4. The Landlord collected a last month's rent deposit of \$650.00 on January 1, 2024. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

5. Interest on the rent deposit, in the amount of \$36.47 is owing to the Tenant for the period from January 1, 2024 to April 10, 2026.

On consent of the parties, it is ordered that:

1. The tenancy is terminated as of April 10, 2026, the date the Tenant gave vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay \$1,119.53 to the Landlord representing
 - \$1,560.00 – rent arrears to April 10, 2026; plus
 - \$186.00 – application filing fee; plus
 - \$60.00 – NSF charges; minus
 - \$650.00 – last month's rent deposit; minus
 - \$36.47 – interest on last month's rent deposit.
3. If the Tenant does not pay the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

June 23, 2026
Date Issued

Angela McLaughlin
Hearings Officer, 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.