



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-035499-25

In the matter of: 110, 14 OXFORD ST
STRATHROY ON N7G2Z9

Between: TerraCorp. Management Inc. Landlord

And

Tyler Storey Former Tenants
Courtney Edgar

TerraCorp. Management Inc. (the 'Landlord') applied for an order requiring Tyler Storey and Courtney Edgar (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on May 5, 2026.

Only the Landlord's legal representative, Kevin O'Brien, attended the hearing.

As of 1:04 p.m. the Former Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenants shall pay the Landlord \$6,924.22.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on March 30, 2026 by mail to the address the Former Tenants told the Landlord they were moving to. The documents were also sent by email.

4. The Former Tenants vacated the rental unit on April 26, 2025.
5. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.

Rent and daily compensation owing

6. The lawful rent was \$1,384.22. It was due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$45.51. This amount is calculated as follows: $\$1,384.22 \times 12$, divided by 365 days.
8. The Former Tenants have not made any payments since the application was filed.
9. The tenancy ended on as a result of the Former Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenants' obligation to pay rent ended on that date.
10. The rent arrears and daily compensation owing to are \$8,104.18.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

12. The Landlord collected a rent deposit of \$1,355.19 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
13. Interest on the rent deposit, in the amount of is owing to the Former Tenant for the period from January 1, 2025 to April 26, 2025.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$8,104.18, which represents rent and compensation owing up to April 24, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$1,365.96 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenants.
4. The total amount the Former Tenants owe the Landlord is \$6,924.22*. See Schedule 1 for the calculation of the amount owing.

5. If the Former Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Dawn Carr
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$8,104.18
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,355.19
Less the amount of interest on the last month's deposit	-\$10.77
Total amount owing to the Landlord	\$6,924.22