



Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-019263-26-AM

In the matter of: 406, 204B HESPELER RD
CAMBRIDGE ON N1R3H5

Between: Skyline Real Estate Holdings Inc., C/O Landlord
Skyline Living

And

Adrian Watson Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Adrian Watson (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 heard by videoconference on May 11, 2026.

Only the Landlord's Representative, Robert James Edwards, attended the hearing.

As of 10:08 a.m., 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.

This amended order is being issued to correct clerical errors in the order issued on May 19, 2026.

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. The Tenant was in possession of the rental unit on the date the application was filed.

3. The Tenant vacated the rental unit on April 14, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,425.91. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 14, 2026, are **\$4,875.43**.
7. The Landlord is entitled to **\$60.00** to reimburse the Landlord for administration charges the Landlord incurred as a result of **3 cheques** given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 14, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord **\$5,121.43**. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Christopher Lin
Member, Landlord and Tenant Board

June 22, 2026
Date Amended

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 Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$4,875.43
Application Filing Fee	\$186.00
NSF Charges	\$60.00
Total amount owing to the Landlord	\$5,121.43