



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030399-26

In the matter of: MAIN FLOOR, 5810 VINE ST
NIAGARA FALLS ON L2J 1K9

Between: Keo-Oudone Saythongdeth Landlord

and

Dante Martin Tenants
Heather Morris

Keo-Oudone Saythongdeth (the 'Landlord') applied for an order to terminate the tenancy and evict Dante Martin and Heather Morris (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent (L2 Application).

This application was heard by videoconference on June 18, 2026.

Only the Landlord's representative attended the hearing.

As of 9:30 a.m., the Tenants was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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. The Tenants was in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on May 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
3. The lawful rent is \$2,545.00. It was due on the 1st day of each month.
4. The Tenants has not made any payments since the application was filed.
5. The rent arrears owing to May 31, 2026 are \$11,499.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,545.00 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.
8. Interest on the rent deposit, in the amount of \$165.47 is owing to the Tenants for the period from September 13, 2023 to May 31, 2026.

It is ordered that:

1. The Tenants shall pay to the Landlord \$8,974.53. 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 Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
2. If the Tenants does not pay the Landlord the full amount owing on or before July 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 8, 2026 at 4.00% annually on the balance outstanding.

June 26, 2026
Date Issued

Adeela Alvez
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	\$11,499.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,545.00
Less the amount of the interest on the last month's rent deposit	- \$165.47
Total amount owing to the Landlord	\$8,974.53