



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030705-26

In the matter of: 704, 75 COOPERAGE ST
TORONTO ON M5A0J5

Between: Wigwamen Incorporated Landlord

And

Nehnika Williams Tenant

Wigwamen Incorporated (the 'Landlord') applied for an order to terminate the tenancy and evict Nehnika Williams (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026.

The Landlord's Agent, Amber Seager, and the Tenant attended the hearing.

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 Landlord and Tenant contested the date the Tenant moved out of the rental unit. The Landlord's Agent claims that the Landlord did not know that the Tenant vacated the rental unit until today. The Tenant testified that sometime in April 2026, she told the Landlord's staff on site verbally that she was going to move out on April 30, 2026. The Tenant returned the keys to the rental unit to the same staff member on May 1, 2026.
4. I found the Tenant to be a credible witness. The Tenant provided details surrounding their interaction with the Landlord's staff with respect to their moving out of the rental unit and the return of the keys. In contrast, the Landlord did not call the staff member as a witness to provide evidence as to their interaction with the Tenant. As such, the Landlord did not sufficiently challenge the Tenant's evidence, which I found to be credible. I am satisfied the Tenant vacated the rental unit on April 30, 2026.
5. The Tenant vacated the rental unit on April 30, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
6. The lawful rent is \$1,265.00. It was due on the 1st day of each month.

7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to April 30, 2026, are \$2,530.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. 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 30, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,716.00. 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. 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 July 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2026, at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Sheena Brar
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 Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$2,530.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$2,716.00