



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-036007-26

In the matter of: 306, 105 OAKVILLE AVE
LONDON ON N5V2S3

Between: Amiraco Properties Inc Landlord

And

Leedell Springer Tenants
O'dell Springer
Roshawn Yarde

Amiraco Properties Inc (the 'Landlord') applied for an order requiring Leedell Springer, O'dell Springer and Roshawn Yarde (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on June 22, 2026.

Only the Landlord's legal representative, Charlotte Williams attended the hearing.

As of 2:51 p.m., the Tenants were 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.

Determinations:

1. The Tenants vacated the rental unit on April 30, 2026. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from March 1, 2026 to April 30, 2026.
3. The lawful rent is \$1,262.17. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on April 30, 2026 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to April 30, 2026 are \$1,218.79.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,404.79. This amount includes rent arrears owing up to April 30, 2026 and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before July 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 7, 2026 at 4.00% annually on the balance outstanding.

June 25, 2026
Date Issued

Christina Philp
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.