



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

File Number: LTB-L-035271-26

In the matter of: 314, 360 SANDYS ST
CHATHAM ON N7L3Z9

Between: Tedfan Holdings Inc. Landlord

And

Deeanna Summers Tenants
Spencer Klingbile

Tedfan Holdings Inc. (the 'Landlord') applied for an order requiring Deeanna Summers and Spencer Klingbile (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on June 24, 2026.

Only the Landlord's Legal Representative, Frannie Simms, attended the hearing.

As of 2:16 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 \$1,588.75. 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 rent arrears and daily compensation owing to April 30, 2026, are \$2,396.12.
6. The Landlord collected a rent deposit of \$1,550.00 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 is terminated.

7. Interest on the rent deposit, in the amount of \$67.02 is owing to the Tenants for the period from June 18, 2024, to April 30, 2026.
8. 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 \$965.10. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before July 10, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 11, 2026, at 4.00% annually on the balance outstanding.

June 29, 2026
Date Issued

Mayra Sawicki
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.