



Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

I hereby certify this is a
true copy of an Order dated

May 13, 2025

Terri van Huistede

Landlord and Tenant Board

**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-009993-25

In the matter of: 5, 8 TISDALE ST S
HAMILTON ON L8N2V9

Between: 1984414 Ontario Ltd

Landlord

And

Thomas Willock Balog
James Balog

Tenants

1984414 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Willock Balog and James Balog (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 5, 2025.

Only the Landlord, David Melo, and the Landlord's legal representative, Zeeshan Rahman, attended the hearing.

As of **9:38am**, 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 Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2025 are \$7,500.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.