



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

**File Number:** LTB-L-049078-25

**In the matter of:** Upper Unit, 266 MAIN ST  
LONDESBOROUGH ON N0M2H0

**Between:** Jason Dodds

**And**

Mason Dale

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

**SEP 04, 2025**

Landlord and Tenant Board

Landlord

Tenant

Jason Dodds (the 'Landlord') applied for an order requiring Mason Dale (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on August 25, 2025.

Only the Landlord's Representative, Ali Bukhari, and the Landlord, Jason Dodds, attended the hearing.

As of 2:06 p.m., the Tenant was 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 Tenant vacated the rental unit on June 15, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2025, to July 15, 2025.
3. The lawful rent is \$2,000.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on June 15, 2025, as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to are \$8,986.25.
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 Tenant shall pay to the Landlord \$9,172.25. This amount includes rent arrears owing up to and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before September 15, 2025, the Tenant will start to owe interest. This will be simple interest calculated from September 16, 2025, at 4.00% annually on the balance outstanding.

**September 4, 2025**

**Date Issued**



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Ender Joseph

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.