



AUG 5, 2025

Landlord and Tenant Board

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

File Number: LTB-L-024421-25

In the matter of: Apt 4, 10 William Street North
Clifford ON N0G1M0

Between: Mark Nebel Landlord

And

Tim Mulvey Tenant

Mark Nebel (the 'Landlord') applied for an order to terminate the tenancy and evict Tim Mulvey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 12, 2025.

The Landlord 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 sold the rental unit on May 1, 2025. Rent arrears are calculated up to the date the Landlord sold the unit.
4. The lawful rent is \$1,486.25. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 1, 2025, are \$3,121.61.
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 \$3,307.61. This amount includes rent arrears owing up to the date the Landlord sold the rental unit and the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before August 16, 2025, the Tenant will start to owe interest. This will be simple interest calculated from August 17, 2025, at 4.00% annually on the balance outstanding.

August 5, 2025
Date Issued



Kyle Anderson
Member, Landlord and Tenant Board

15 Grosvenor St, 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.