



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

File Number: LTB-L-077766-25

In the matter of: 602, 270 SPADINA RD E
KITCHENER ON N2M3X8

Between: 270 Operating GP Inc. Landlord

And

Nicole Collins Tenant

270 Operating GP Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Collins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Kundai Govereh 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. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,679.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.20. This amount is calculated as follows: \$1,679.00 x 12, divided by 365 days.
5. The Tenant has paid \$350.00 to the Landlord since the application was filed.
6. The rent arrears owing to November 30, 2025 are \$5,966.00. The Tenant does not dispute the arrears owing.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,679.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$19.21 is owing to the Tenant for the period from June 12, 2025 to November 25, 2025.
10. The order does not reflect any additional payments the Tenant may have made on or after November 25, 2025.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. The Tenant testified that they lived in the rental unit since June 2025. The Tenant had experienced health issues and was on medical leave from work. The Tenant further explained that she is medically clear to go back to work full time, however the Tenant did not provide any evidence such as medical documentation with respect to their health issues. The Tenants' monthly income is \$3,000.00 per month. The Tenant's monthly expenses are approximately \$817.00 per month. The Tenant proposed a payment plan of lawful rent plus \$200.00 per month beginning January 1, 2026, but given their payment history and the life of the tenancy, I am not satisfied the tenancy can be preserved with a conditional order. The Tenant sought relief by requesting an extended order to February 28, 2026. Given the amount of arrears is more than \$5,900.00 and the Tenant's payment history, an extended termination date is not reasonable since the Tenant has had time since the application has been filed to sort out their finances or seek alternate accommodations. I am mindful of the Tenant and their submission that they may have trouble finding new accommodation. However, the Tenant has not proven their ability to pay rent and the amount they owe. The tenancy is therefore not viable and postponing the eviction date is not appropriate in the circumstances.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$9,510.00 if the payment is made on or before January 16, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after January 16, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before January 16, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,154.79. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$55.20 per day for the use of the unit starting November 26, 2025 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 17, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 16, 2026, then starting January 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 17, 2026.

January 5, 2026
Date Issued

Joshua Labbe
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 17, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 16, 2026

Rent Owing To January 31, 2026	\$9,674.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$350.00
Total the Tenant must pay to continue the tenancy	\$9,510.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$6,017.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$350.00
Less the amount of the last month's rent deposit	- \$1,679.00
Less the amount of the interest on the last month's rent deposit	- \$19.21
Total amount owing to the Landlord	\$4,154.79
Plus daily compensation owing for each day of occupation starting November 26, 2025	\$55.20 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	