



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

File Number: LTB-L-078563-25

In the matter of: 608, 1950 LASALLE BLVD
SUDBURY ON P3A2G5

Between: Greater Sudbury Housing Corporation Landlord

And

Sarah Stewart Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Stewart (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 26, 2025.

The Landlord's Agent Marcelle Dubois and the Tenant Sarah Stewart 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 \$1,509.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.61. This amount is calculated as follows: \$1,509.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to November 30, 2025 are \$5,961.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

9. The Tenant requested relief from eviction in the form of a payment plan, proposing to pay ongoing rent in full and \$250.00 per month toward the rent arrears. I note that, based on the arrears owing, this proposal would require approximately two years to repay the arrears in full. The Tenant lives alone in the rental unit and acknowledged that no payments were made previously because Ontario Works would not pay the market rent after the Tenant lost their RGI subsidy. The Tenant further testified that Ontario Works advised that assistance with the arrears may be considered only after the hearing. No evidence was provided to confirm that such assistance is approved or forthcoming.
10. The Landlord submitted that the Tenant lost their RGI subsidy after failing to provide required information despite being given 90 days to do so, and that the Tenant has taken no steps to reinstate the subsidy and must now reapply. The Landlord also expressed doubt that Ontario Works will cover the full market rent and opposed further delay, submitting that ongoing non-payment would unfairly prejudice the Landlord.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. I note that, at the hearing, I exercised my discretion to delay eviction to December 31, 2025, to provide the Tenant with an opportunity to contact Ontario Works or other supports to address the arrears or reinstate the RGI subsidy. Given that the order is being issued on January 13, 2026, and there is no evidence that the Tenant has secured income support, reinstated the subsidy, or made any payments toward the arrears, I find that no additional relief from eviction is warranted. In these circumstances, granting further relief would be unfair to the Landlord.

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:**
 - \$9,165.00 if the payment is made on or before January 24, 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 24, 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 24, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,927.86. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$49.61 per day for the use of the unit starting November 27, 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 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 25, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 24, 2026, then starting January 25, 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 25, 2026.

January 13, 2026
Date Issued

Kyle Anderson
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 25, 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 24, 2026

Rent Owing To January 31, 2026	\$8,979.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$9,165.00

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

Rent Owing To Hearing Date	\$5,741.86
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5,927.86
Plus daily compensation owing for each day of occupation starting November 27, 2025	\$49.61 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	