



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

File Number: LTB-L-086073-25

In the matter of: 2, 2914 LAKE SHORE BLVD W
ETOBICOKE ON M8V1J4

Between: Grace Kwan Landlord

And

James Widder Tenant

Grace Kwan (the 'Landlord') applied for an order to terminate the tenancy and evict James Widder (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes, and the Tenant has been persistently late in paying the Tenant's rent.

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

The Landlord Grace Kwan and the Tenant James Widder attended the hearing.

Determinations:

Persistent late payment of rent

1. The Landlord's claim for persistent late payment of rent is dismissed. The N8 notice filed does not contain sufficient reasonable particulars and fails to provide any reasons or details to substantiate the allegation of persistent late payment of rent. Furthermore, the Landlord did not satisfy me that the N8 notice was ever served on the Tenant. Although the Landlord filed a Certificate of Service, the notice itself does not indicate the method of service, and the Tenant credibly refuted having received it. Accordingly, the N8 notice is invalid, and this portion of the application is dismissed.

Arrears of rent

2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,293.00. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$42.51. This amount is calculated as follows: \$1,293.00 x 12, divided by 365 days.
6. The Tenant has paid \$1,293.00 to the Landlord since the application was filed.
7. The rent arrears owing to November 30, 2025 are \$1,636.00.
8. The Landlord incurred costs of \$202.15 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,200.00 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.
10. Interest on the rent deposit, in the amount of \$111.72 is owing to the Tenant for the period from August 30, 2021 to November 26, 2025.

Relief from eviction

11. The Tenant requested relief from eviction proposing to pay December rent in the third week of December upon receipt of Employment Insurance benefits and to have the Rent Bank cover arrears in January. However, the Tenant provided no documentary evidence to support these assertions. While the Tenant explained they have been ill and expressed a desire to maintain housing stability, these factors do not outweigh the Landlord's interest in receiving rent and the history of non-payment. The Landlord expressed a lack of confidence in the Tenant's promises, and I find that the Tenant's plan is speculative and unsupported by evidence.
12. 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. In my view, the Tenant's submissions fail to prove that the Tenant is willing or able to pay their lawful rent in full and on time, or repay the rent arrears owing. Therefore, to provide relief from eviction would unfairly prejudice 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:**
 - \$4,424.15 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 \$338.69. 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 \$42.51 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	\$5,515.00
Application Filing Fee	\$202.15
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,293.00
Total the Tenant must pay to continue the tenancy	\$4,424.15

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

Rent Owing To Hearing Date	\$2,741.26
Application Filing Fee	\$202.15
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,293.00
Less the amount of the last month's rent deposit	- \$1,200.00
Less the amount of the interest on the last month's rent deposit	- \$111.72
Total amount owing to the Landlord	\$338.69
Plus daily compensation owing for each day of occupation starting November 27, 2025	\$42.51 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	