



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086282-25

In the matter of: 1308, 385 PRINCE OF WALES DR
MISSISSAUGA ON L5B0C6

Between: Carolyn Armstrong Landlord

And

John O'Reilly Tenants
Jane Taylor

Carolyn Armstrong (the 'Landlord') applied for an order to terminate the tenancy and evict John O'Reilly and Jane Taylor (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 5, 2026.

Only the Landlord and the Landlord's Representative, Tanya Ladd attended the hearing.

As of 1:34 p.m., the Tenants were 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 Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,700.00. It is due on the 15th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 x 12, divided by 365 days.
5. The Tenants had not made any payments since the application was filed.
6. The rent arrears owing to January 14, 2026, are \$10,800.00

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 \$2,700.00 from the Tenants 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 \$22.37 is owing to the Tenants for the period from August 15, 2025, to January 5, 2026.

Relief from eviction

10. The Landlord stated that the TTs have two teenage children and one infant living in the rental unit. The Landlord stated she was unaware of any medical issues or circumstances to delay or deny the eviction request.
11. The Tenant did not attend the hearing to provide submissions for my consideration to delay or deny the Landlord's request for eviction.
12. 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 Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
13. Although this order does not specifically address each piece of evidence individually or reference all the testimony, I have considered all of the evidence presented at the hearing and all of the oral testimony when making my determinations.
14. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$10,986.00 if the payment is made on or before January 14, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$13,686.00 if the payment is made on or before January 23, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants had paid the full amount owing as ordered plus any additional rent that became due after January 23, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before January 23, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$7,516.57. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$88.77 per day for the use of the unit starting January 6, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before January 23, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 24, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 23, 2026, then starting January 24, 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 24, 2026.

January 12, 2026
Date Issued

Greg Brocanier
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 24, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 14, 2026

Rent Owing To January 14, 2026	\$10,800.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$10,986.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 23, 2026

Rent Owing To February 14, 2026	\$13,500.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$13,686.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date, January 5, 2026	\$10,052.94
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,700.00
Less the amount of the interest on the last month's rent deposit	- \$22.37
Total amount owing to the Landlord	\$7,516.57
Plus daily compensation owing for each day of occupation starting January 6, 2026	\$88.77 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	