



Order under Section 69 Residential Tenancies Act, 2006

Citation: White v Owen, 2026 ONLTB 4488

Date: 2026-01-16

File Number: LTB-L-087979-25

In the matter of: Basement, 3 SOCCAVO CRES
BRAMPTON ON L6Y0W3

Between: Tamara White Landlord

And

Ryan Owen Tenant

Tamara White (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Owen (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, a termination order shall be issued terminating the tenancy between the Landlord and the Tenant.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On October 11, 2025, the Landlord gave the Tenant an N8 notice of termination deemed served on the same date. The notice of termination contains the following allegations: the rent has persistently been paid late 11 out of 17 months. A ledger was attached showing that from March of 2024 to September of 2025, the Tenant only paid rent on time 6 times.
4. The Landlord further submitted that since the N8 notice was served, they have received no monthly payments from the Tenant up until today's date. However, the Tenant made two small payments, one in the amount of \$350.00 on October 31, 2025 and one in the amount of \$350.00 on November 18, 2025.
5. I am satisfied that the Tenant has persistently failed to pay the rent on the date that it was due.

6. The Tenant stated that he has been struggling with a major depressive order since his sister died in June 2024 and that he has recently lost his job. He advised that he is receiving \$700.00 per month from Ontario Works.
7. The Tenant further stated that he expects to get a job very soon. He also stated that he has a four-year-old son who lives with him 50% of the time.
8. The Landlord is seeking a termination order.
9. Unfortunately, the Tenant's current income is not sufficient to support his monthly rent and as such, I am ordering termination of the tenancy.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

11. The Landlord collected a rent deposit of \$1,250.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$52.39 is owing to the Tenant for the period from March 18, 2024 to January 5, 2026.
12. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

Relief from Eviction

13. 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 not be unfair to postpone the eviction until February 28, 2026 pursuant to subsection 83(1)(b) of the Act. The Tenant has a four-year-old child residing with him half of the time and I believe that an additional month would provide some extra time so that the Tenant may reach out to housing providers for assistance.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 March 1, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.

6. If the Tenant does not pay the Landlord the full amount owing on or before January 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 28, 2026 at 4.00% annually on the balance outstanding.

January 16, 2026

Date Issued

Carrie Bertrand

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 of the Tenant expires on July 28, 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.