



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098466-25

In the matter of: 589 Main Street
Lively ON P3Y1M9

Between: Margaret Janene Parr Landlord

And

Crystal Larocque Tenant

Margaret Janene Parr (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Larocque (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 8, 2026.

Only the Landlord attended the hearing.

As of 1:32 P.M., the Tenant was 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the tenancy shall be terminated pursuant to the terms of this order.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On October 1, 2025, the Landlord gave the Tenant an N12 notice of termination by way of service by email communication with the termination date of December 31, 2025. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord, and Landlord's child.

4. The Landlord currently lives and works in Alberta. The Landlord initially moved from Ontario to Alberta for employment but is now ready to begin retirement which includes returning to, and settling down in Ontario.
5. The Landlord testified that because she plans on retiring, her income will be significantly depleted, leaving her with less funds to get by on.
6. The Landlord testified that she intends on moving back to Ontario and occupying the rental unit for her own personal use and residential occupation for what she described to be an indefinite period but at the very least one year.
7. The Landlord also testified that she intends on having her elderly mother and her daughter move in with her so that she can be closer to them. The Landlord's daughter has health conditions that make her current living arrangements very difficult to cope with. The rental unit does not pose the same challenges and would accommodate the Landlord's daughter's day to day needs.
8. The Landlord acknowledged understanding not having the ability to re-rent or sell the property and confirmed her intent to occupy the rental unit for her own personal use and occupation.
9. Based on the uncontested evidence, I am satisfied that the Landlord in good faith requires possession of the rental unit for the purpose of their own residential occupation for a period of at least one year.
10. The Landlord has compensated the Tenant an amount equal to one month's rent by December 31, 2025.
11. The Tenant was required to pay the Landlord \$466.08 in daily compensation for use and occupation of the rental unit for the period from January 1, 2026, to January 8, 2026.
12. Based on the monthly rent, the daily compensation is \$58.26. This amount is calculated as follows: \$1,772.00 x 12, divided by 365 days.
13. The Landlord collected a rent deposit of \$1,280.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$3.46 is owing to the Tenant for the period from November 23, 2025, to January 8, 2026.
14. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
15. The Landlord submitted that the Tenant has informed her of the Tenant's intent to vacate the rental premise by January 31, 2026.
16. The Landlord was unaware of any circumstances that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of an order terminating the tenancy on January 31, 2026.
17. 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 1, 2026, pursuant to subsection 83(1)(b) of the Act.

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 1, 2026.
2. If the unit is not vacated on or before February 1, 2026, then starting February 2, 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 February 2, 2026.
4. The Tenant shall pay to the Landlord \$466.08, which represents compensation for the use of the unit from January 1, 2026, to January 8, 2026.
5. The Tenant shall also pay the Landlord compensation of \$58.26 per day for the use of the unit starting January 9, 2026, until the date the Tenant moves out of the unit.
6. The Landlord owes \$1,283.46 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Tenant.
7. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the amount the Landlord is entitled to by \$817.38.
8. However, the Landlord is authorized to deduct from amount owing to the Tenant \$58.26 per day for compensation for the use of the unit starting January 9, 2026, to the date the Tenant moves out of the unit.
9. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

January 21, 2026
Date Issued

Ilan Shingait
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 August 2, 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.