



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

File Number: LTB-L-086912-25

In the matter of: 5-4, 11 MAJESTIC DR
NEPEAN ON K2G1C5

Between: REII Woodroffe Place GP Inc. Landlord

And

Thanh Nguyen Vu Huyen Tenant

REII Woodroffe Place GP Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Thanh Nguyen Vu Huyen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative, Sara Murtadha and the Tenant 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 \$888.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$29.19. This amount is calculated as follows: \$888.00 x 12, divided by 365 days.
5. The Tenant has paid \$875.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$7,117.00.
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 \$875.00 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.
9. Interest on the rent deposit, in the amount of \$50.14 is owing to the Tenant for the period from September 1, 2023 to January 5, 2026.

Relief from eviction

10. At the hearing the Landlord's legal representative requested an extended standard eviction order to January 31, 2026.
11. The Tenant advised that he is presently unemployed and resides in Canada under a student permit. He further indicated that he currently has no source of income and is uncertain as to when he will be able to obtain funds to pay his rent. The Tenant stated that he sought financial assistance from community resources but was unsuccessful.
12. The Tenant further stated that he has lost his passport and that, in order to receive funds from his country of origin, he must pay a fee to obtain a replacement passport through the embassy, which he is currently unable to afford. The Tenant requested an extension of the standard eviction order until February 28, 2026, to allow him time to obtain his passport and access funds.
13. Based on the evidence before me, I find that the Tenant is currently without employment or income, is in Canada on a student permit, and has been unable to obtain financial assistance from community resources. I also accept the Tenant's evidence that he lost his passport and is currently unable to pay the required fees to obtain a replacement, which has prevented him from accessing funds from his country of origin. While these circumstances do not relieve the Tenant of his obligation to pay rent, I am satisfied that a brief delay of the eviction order is appropriate to allow the Tenant a limited opportunity to address these issues. However, the Tenant requested a lengthy extension, which I find would result in undue prejudice to the Landlord. Balancing the interests of both parties, I find that a short delay is reasonable.
14. 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 15, 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 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:**
 - \$7,303.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$8,191.00 if the payment is made on or before February 15, 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 February 15, 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 February 15, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,635.81. 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 \$29.19 per day for the use of the unit starting January 6, 2026 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 February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before February 15, 2026, then starting February 16, 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 February 16, 2026.

January 19, 2026
Date Issued

Christina Philp
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 August 16, 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 31, 2026

Rent Owing To January 31, 2026	\$7,992.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$875.00
Total the Tenant must pay to continue the tenancy	\$7,303.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 15, 2026

Rent Owing To February 28, 2026	\$8,880.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$875.00
Total the Tenant must pay to continue the tenancy	\$8,191.00

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

Rent Owing To Hearing Date	\$7,249.95
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$875.00
Less the amount of the last month's rent deposit	- \$875.00
Less the amount of the interest on the last month's rent deposit	- \$50.14
Total amount owing to the Landlord	\$5,635.81
Plus daily compensation owing for each day of occupation starting January 6, 2026	\$29.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	