



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

File Number: LTB-L-095973-25

In the matter of: 503, 234 ERIE ST S
LEAMINGTON ON N8H4C6

Between: Skyline Real Estate Holdings Inc., c/o Skyline Living Landlord

And

Orlin Francisco Bonilla Ramos Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Orlin Francisco Bonilla Ramos (the 'Tenant') because:

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

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 7, 2026.

Only the Landlord's representative, Trevor Scheib, attended the hearing.

As of 9:37 a.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. For the reasons that follow, I am satisfied on a balance of probabilities that the Tenant persistently paid their rent late. The tenancy is terminated on February 15, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On November 12, 2025, the Landlord gave the Tenant an N8 notice of termination.
4. The Landlord's notice shows that from December 1, 2024, to November 1, 2025, the period included on the N8 notice, the Tenant paid the rent late each month.

5. Based on the Landlord's uncontested evidence, I find that the Tenants have persistently paid the rent late.
6. Since the N8 has been served, the Tenant has paid the rent late every month.
7. Based on the monthly rent, the daily compensation is \$65.17. This amount is calculated as follows: \$1,982.40 x 12, divided by 365 days.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,982.40 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$28.74 is owing to the Tenant for the period from May 1, 2025, to January 7, 2026.
10. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
11. The Landlord is seeking termination of the tenancy. The Tenant did not attend to provide their submissions on their circumstances. However, I find it reasonable and appropriate to postpone the Tenant's eviction until February 15, 2026. This eviction delay will provide the Tenant with significantly more time to secure an alternative housing.
12. Accordingly, 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. The Tenant must move out of the rental unit on or before February 15, 2026.
2. 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.
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 16, 2026.
4. The Tenant shall also pay the Landlord compensation of \$65.17 per day for the use of the unit starting February 1, 2026 until the date the Tenant moves out of the unit.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The total amount the Tenant must pay the Landlord is \$186.00.
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.

January 20, 2026
Date Issued

Vinuri Sivalingam
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 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.