



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

**File Number:** LTB-L-083074-25

**In the matter of:** 7612 RANSFORD ST  
PORT FRANKS ON N0M2L0

**Between:** SAMUEL WILLISIE Landlord

**And**

JOSEPH DES ROCHES Tenant  
AUDREY WILLISIE

SAMUEL WILLISIE (the 'Landlord') applied for an order to terminate the tenancy and evict JOSEPH DES ROCHES and AUDREY WILLISIE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026, at 1:00 pm.

The Landlord Representative Ray Daniels, the Landlord, and the Tenant attended the hearing.

**Preliminary issue:**

1. The Tenants requested an adjournment which was opposed by the Landlord due to the amount of alleged arrears owing. On this basis I denied the request and directed the matter to proceed.

**Determinations:**

2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,800.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12, divided by 365 days.
6. The Tenant has not made any payments since the application was filed.

7. The alleged rent arrears owing to January 31, 2026, are \$10,800.00.
8. The Tenants disputed the arrears owing, claiming that they owned the property, and there was no tenancy agreement.
9. In response the Landlord testified to being the Tenant Audrey Willsie son, having purchased the property from her when they could no longer afford the mortgage payments and entering into a tenancy agreement. So that she and her partner may remain. They also testified that their failure to pay the rent was threatening them to default on the mortgage. This was supported by copies of the lease agreement and title of ownership entered in evidence.
10. Based on the above submissions I directed that I was satisfied on the balance of probabilities that the Landlord did own the property, there was a legal tenancy agreement and the arrears owing to January 31, 2026 were \$10,800.00.
11. In response the Tenants requested a delayed eviction of 30 days, which the Landlord did not oppose.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. There is no last month's rent deposit.
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 28, 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:**
    - \$10,986.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$12,786.00 if the payment is made on or before February 28, 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 28, 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 28, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,896.16. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$59.18 per day for the use of the unit starting January 13, 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 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
8. 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.
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 March 1, 2026.

**January 20, 2026**  
**Date Issued**

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Kelly Delaney  
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 September 1, 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                           | \$10,800.00        |
| Application Filing Fee                                   | \$186.00           |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$10,986.00</b> |

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026**

|                                                          |                    |
|----------------------------------------------------------|--------------------|
| Rent Owing To February 28, 2026                          | \$12,600.00        |
| Application Filing Fee                                   | \$186.00           |
| <b>Total the Tenant must pay to continue the tenancy</b> | <b>\$12,786.00</b> |

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

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$9,710.16           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$9,896.16</b>    |
| Plus daily compensation owing for each day of occupation starting January 13, 2026                                  | \$59.18<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |