



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084642-25

In the matter of: 2, 641 QUEEN ST W
SAULT STE. MARIE ON P6A1B1

Between: Real-Key Property Management Landlord

And

Stacey Robinson Tenant

Real-Key Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Stacey Robinson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 15, 2026.

Only the Landlord's Representative, Andrew Raplenovic, attended the hearing.

As of 10:05 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:

Preliminary Issue – Amount in application

1. The N4 notice of termination ("N4 notice") indicated that the arrears owing were from February 2025 to the end of September 2025 in the amount of \$6,500.00. The N4 notice did not list any other periods or amounts owing prior to February 2025.
2. The Landlord's application is an L1 application seeking eviction and payment of arrears and included amounts owing from November 2024 forward.
3. I indicated to the Landlord's Representative that the Tenant did not have notice that November 2024 through January 2025 were an amount outstanding that could result in eviction and as such should have either been included in the N4 or not included in the application.
4. The Landlord's Representative was content to proceed and requested to amend the application to cover arrears from February 2025 to present.

5. I find the amendment is appropriate as it was not prejudicial to the Tenant, it reduced the amount owing by the Tenant and the Tenant had notice of the amounts owing from February forward due to the N4 notice.
6. Therefore, the application is amended to include amounts owing from February 2025 through October 2025 only.

Amount owing

7. The Landlord served the Tenant with a valid 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.
8. As of the hearing date, the Tenant was still in possession of the rental unit.
9. The lawful rent is \$900.00. It is due on the 1st day of each month.
10. Based on the Monthly rent, the daily rent/compensation is \$29.59. This amount is calculated as follows: \$900.00 x 12, divided by 365 days.
11. The Tenant has paid \$2,800.00 to the Landlord since the application was filed.
12. The rent arrears owing to January 31, 2026, are \$3,775.00.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. There is no last month's rent deposit.
15. The Landlord's Representative provided that they were unaware of any circumstance of the Tenant that would support denying or delaying eviction. The Tenant did not attend the hearing to give evidence of their circumstances, or to dispute the Landlord's application.
16. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) 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:**
 - \$3,961.00 if the payment is made on or before January 30, 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 January 30, 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 January 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,504.85. 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 \$29.59 per day for the use of the unit starting January 16, 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 January 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 30, 2026, then starting January 31, 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 January 31, 2026.

January 19, 2026

Date Issued

Nicole Pedron

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 July 31, 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 30, 2026.

Rent Owing to January 31, 2026	\$6,575.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,800.00
Total the Tenant must pay to continue the tenancy	\$3,961.00

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

Rent Owing to Hearing Date	\$6,118.85
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,800.00
Total amount owing to the Landlord	\$3,504.85
Plus, daily compensation owing for each day of occupation starting January 16, 2026	\$29.59 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	