



Order under Section 69 Residential Tenancies Act, 2006

Citation: Oxford County Housing v Pauline, 2026 ONLTB 6675

Date: 2026-01-22

File Number: LTB-L-075337-25

In the matter of: 108, 215 LISGAR AVE
TILLSONBURG ON N4G3L5

Between: Oxford County Housing Landlord

And

Pauline Martin Tenant

Oxford County Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Pauline Martin (the 'Tenant') because:

- the Tenant has knowingly misrepresented the Tenant's income or the income of other members of the Tenant's family who occupy the unit.

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 December 2, 2025.

Only the Landlord, represented by Lauren Julien, attended the hearing.

As of 9:54 AM, 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 failed to prove on a balance of probabilities the grounds for termination of the tenancy and/or the claim for compensation in the application. Therefore, the application will be dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On September 8, 2025, the Landlord gave the Tenant an N6 notice of termination. The notice of termination contains the following allegations: that the Tenant, who lives in a rent-geared-to-income rental unit has misrepresented their income or the income of family

members who live in the rental unit by having another individual (Bill Williams) reside at the rental unit.

4. The Tenant lives in a rent-gear-to-income unit.
5. The Tenant on a balance of probabilities is acting as a surety for someone who is residing at the rental unit with her. The exact relationship between the Tenant and the individual is unknown. It is unknown whether the person is a common law spouse or a room-mate.
6. It has not been proven on a balance of probabilities that the Tenant by being a surety for an individual and having that individual stay with her has knowingly and materially misrepresented the Tenant's income or the income of other members of the Tenant's household.
7. Exhibit 1, DOC 6357159, a letter from the Landlord to the Tenant, indicates that the Tenant's lease prohibits having someone reside there who is not in a spousal relationship. There is no indication that the Tenant misrepresented her income to the Landlord.

It is ordered that:

The Landlord's application is dismissed.

January 22, 2026
Date Issued

Jeanie Theoharis
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.