



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

File Number: LTB-L-086306-25

In the matter of: 1, 294 WALLACE AVE S
WELLAND ON L3B1R9

Between: 2768698 ONTARIO LTD. Landlord

And

JANICE QUINN Tenant

2768698 ONTARIO LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict JANICE QUINN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026.

The Landlord's Agent Chandra Movva 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 \$1,281.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$42.12. This amount is calculated as follows: \$1,281.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,750.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$124.00.
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 \$1,281.00 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 \$7.66 is owing to the Tenant for the period from October 1, 2025 to January 12, 2026.
10. The rental arrears inclusive of the filing fee owing to January 31, 2026 are \$310.00. The Tenant claims this amount was transferred to the Landlord this morning prior to the hearing. However, the Landlord's Agent was unable to confirm the payment.
11. The Landlord sought a conditional order that payment of the arrears and filing fee be made to the Landlord by January 31, 2024, failing which the Landlord could apply to the board for an order terminating the tenancy pursuant to section 78 of the Act.
12. The Landlord additionally holds a last months rent deposit on behalf of the Tenant.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find given the low amount of arrears owing that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$310.00, which represents the balance of the rent arrears to January 31, 2026 and the cost for filing the application less any amounts previously paid.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 8, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 9, 2026 at 4.00% annually on the balance outstanding.

January 28, 2026

Date Issued

Sean Ramage

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.