



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

**Citation:** Palacio v Yhann, 2026 ONLTB 7866

**Date:** 2026-01-26

**File Number:** LTB-L-081052-25

**In the matter of:** BASEMENT UNIT, 33 RIVERLEA DR  
ETOBICOKE ON M9P2H3

**Between:** Natasha Sophia Palacio

Landlord

**And**

Joy Yhann  
Philip Yhann

Tenants

Natasha Sophia Palacio (the 'Landlord') applied for an order to terminate the tenancy and evict Joy Yhann and Philip Yhann (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on December 8, 2025.

The Landlord and the Tenant Joy Yhann attended the hearing.

### **Determinations:**

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit. Although Philip Yhann was not residing in the rental unit at the time of the hearing, it was the testimony of Joy Yhann that this was temporary and both Tenants planned for him to return to the unit.
3. The lawful rent is \$1,550.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$50.96. This amount is calculated as follows: \$1,550.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$6,200.00.

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 \$1,500.00 from the Tenants 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 \$159.58 is owing to the Tenants for the period from March 1, 2020 to December 8, 2025.
10. 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 Tenants, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenants requested a two-month delay in eviction if a payment plan was not granted; that time has now elapsed so no further extension is justified.
11. The Tenants requested a payment plan of \$500.00 per month towards arrears, however their guaranteed income is less than the monthly rent and a payment plan is therefore not viable. The Tenants hope that their appeal of a denied application for social assistance will be successful, however they did not know how much they might receive in the event their appeal is successful.
12. Documents submitted by the Tenants prior to the hearing raised the possibility of an ongoing serious breach of the Landlord's obligations which would prevent the Board from ordering a termination of the tenancy. After considering the testimony of the parties, I am satisfied that there is not an ongoing breach which would require the dismissal of this application. I make no finding with regards to the Tenants' allegations of interference or harassment by the Landlord, which are before the Board in a separate T2 application.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$7,936.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

  - \$9,486.00 if the payment is made on or before February 6, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after February 6, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 6, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,584.10. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$50.96 per day for the use of the unit starting December 9, 2025 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before February 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 7, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 6, 2026, then starting February 7, 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 February 7, 2026.

**January 26, 2026**  
**Date Issued**

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Dawn Carr  
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 August 7, 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 Tenants 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                            | \$7,750.00        |
| Application Filing Fee                                    | \$186.00          |
| <b>Total the Tenants must pay to continue the tenancy</b> | <b>\$7,936.00</b> |

**B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 6, 2026**

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| Rent Owing To February 28, 2026                           | \$9,300.00        |
| Application Filing Fee                                    | \$186.00          |
| <b>Total the Tenants must pay to continue the tenancy</b> | <b>\$9,486.00</b> |

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

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$5,057.68           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$1,500.00         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$159.58           |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$3,584.10</b>    |
| Plus daily compensation owing for each day of occupation starting December 9, 2025                                  | \$50.96<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |