



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

File Number: LTB-L-089063-25

In the matter of: 601 THOMPSON ST
WOODSTOCK ON N4T0M4

Between: Mona Patel Landlord

And

Shawn Jackson Tenants
Jessica Klassen

Mona Patel (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Jackson and Jessica Klassen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 13, 2026.

The Landlord's Representative, Amie Guy, and the Tenants 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.
3. The lawful rent is \$2,450.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$80.55. This amount is calculated as follows: \$2,450.00 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 January 31, 2026 are \$44,400.00.
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 \$2,450.00 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 \$136.17 is owing to the Tenants for the period from October 9, 2023 to January 13, 2026.
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.
11. The amount of arrears owed by the Tenants to the Landlord almost exceeds the statutory jurisdiction of the Board. Allowing the rent arrears to continue to grow would be highly prejudicial in these circumstances.
12. The Tenants testified about their circumstances at the hearing. They cited family illness and caregiving responsibilities as factors that gave rise to the arrears.
13. They also testified about their income and expenses at the hearing. The household income is higher than the rent, but the Tenants have not made any payments to the Landlord since their application was filed. The Tenants said that they were waiting for the Board process to make payments, but then conceded that they have not been saving money to pay rent to the Landlord. They also requested a delay to find new housing for their family (including three children at home).
14. The Landlord testified that she previously entered into payment agreements with the Tenants, but the Tenants failed to pay according to the agreed-upon schedule.
15. In these circumstances, it would clearly be unfair to the Landlord to allow the tenancy to continue. The evidence shows that it is not sustainable. Therefore, no relief from eviction is granted.

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:**
 - \$44,586.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$47,036.00 if the payment is made on or before February 7, 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 7, 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 7, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$40,596.98. 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 \$80.55 per day for the use of the unit starting January 14, 2026 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 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 8, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 7, 2026, then starting February 8, 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 8, 2026.

January 27, 2026
Date Issued

Jeremy Henderson
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 8, 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	\$44,400.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$44,586.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 7, 2026

Rent Owing to February 28, 2026	\$46,850.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$47,036.00

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

Rent Owing to Hearing Date	\$42,997.15
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,450.00
Less the amount of the interest on the last month's rent deposit	- \$136.17
Total amount owing to the Landlord	\$40,596.98
Plus daily compensation owing for each day of occupation starting January 14, 2026	\$80.55 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	