



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

File Number: LTB-L-087655-25

In the matter of: 702E, 168 KING ST N
WATERLOO ON N2J0B8

Between: Centurion Property Associates Inc Landlord

And

Murielle Mpiana Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Murielle Mpiana (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlord's legal representative, Robert Rose 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 \$794.37. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$26.12. This amount is calculated as follows: \$794.37 x 12, divided by 365 days.
5. The Tenant has paid \$4,745.74 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$1.11.
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 \$775.00 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 \$20.36 is owing to the Tenant for the period from January 1, 2025 to January 22, 2026.
10. The Tenant has paid the majority of arrears and only owes a nominal amount, with the majority being the costs associated with filing the application.
11. 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 not be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord the amount of \$187.11 for arrears and costs owing to January 31, 2026.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 8, 2026, the Tenant 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

Christina Philp

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.