



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089550-25

In the matter of: 405, 2440 HURONTARIO ST
MISSISSAUGA ON L5B 1N2

Between: Hurontario (2440) Div. Landlord

and

Melissa Willigar Tenant

Hurontario (2440) Div. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Willigar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's agent, Renata Zafirovska, 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 \$1,712.02. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$56.29. This amount is calculated as follows: \$1,712.02 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. It is not in dispute that the rent arrears owing to January 31, 2026 are \$18,706.36. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,712.02 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.

8. Interest on the rent deposit, in the amount of \$22.36 is owing to the Tenant for the period from June 1, 2025 to January 13, 2026.

Relief from Eviction

9. 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 postpone the eviction until February 28, 2026, pursuant to subsection 83(1)(b) of the Act.
10. In this case, the parties were unsuccessful resolving the issue of rent arrears through a payment plan. The Landlord sought an eviction order for termination and eviction with 11 days for the Tenant to pay off all outstanding amounts and void the order.
11. The Tenant testified that she did not have access to her mailbox because the Landlord had discontinued this service. She intends to file an application against the Landlord about this issue. She further testified that she was not receiving her ODSP payments by mail and therefore has not paid the rent. The parties agreed that the mailbox issue was resolved on or about October 2025. However, after the Tenant had access to her mailbox, she continued not to make any rent payments.
12. The Tenant further testified that she has 3 children, one child is a minor. She has health issues with her lungs and stomach. The Tenant requested a 6-month delay and indicated that she has approximately \$500.00 to pay towards the arrears every month. No documentary evidence was filed in support of her financial position.
13. The Tenant has paid nothing towards the rent since the application was filed and the issue with her mailbox was resolved several months ago. The evidence establishes that the Tenant is unable to afford the current rent, and the arrears have accumulated to \$18,706.36. I find that the tenancy is not viable.
14. However, having considered the Tenant's personal circumstances, I find that a short postponement is reasonable to allow the Tenant an opportunity to preserve her tenancy, or if necessary, secure alternative accommodation.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the Board in trust:**
 - \$18,892.36 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$20,604.38 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the Board to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 28, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before February 28, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$16,177.73. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
 6. The Tenant shall also pay the Landlord compensation of \$56.29 per day for the use of the unit starting January 14, 2026 until the date the Tenant moves out of the unit.
 7. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before February 28, 2026, then starting March 1, 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 March 1, 2026.

January 30, 2026
Date Issued

Adeela Alvez
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 September 1, 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 Tenant 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	\$18,706.36
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$18,892.36

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$20,418.38
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$20,604.38

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

Rent Owing To Hearing Date	\$17,726.11
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,712.02
Less the amount of the interest on the last month's rent deposit	- \$22.36
Total amount owing to the Landlord	\$16,177.73
Plus daily compensation owing for each day of occupation starting January 14, 2026	\$56.29 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	