



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096340-25

In the matter of: 30, 1445 EXMOUTH ST
SARNIA ON N7S6J5

Between: Sarnia-Lambton Berean Community Housing Landlord

And

Shawni George Tenant

Sarnia-Lambton Berean Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Shawni George (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 29, 2026.

Only the Landlord's legal representative Jennifer Smith attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

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 \$756.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$24.85. This amount is calculated as follows: \$756.00 x 12, divided by 365 days.
5. The Tenant has paid \$4,265.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$16.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord's representative requested a standard order. After considering the Landlord's submissions and the amount of arrears owing, I concluded that granting an eviction would be inappropriate in the circumstances. Eviction is a remedy of last resort, and therefore the Landlord's request for an eviction is denied.

It is ordered that:

1. The Tenant shall pay the Landlord \$202.00 for the arrears and application filing fee.
2. 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.

January 30, 2026
Date Issued

Brett Lockwood
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.