



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092346-25

In the matter of: 610, 2667 KIPLING AVE
ETOBICOKE ON M9V4N9

Between: Humber Property Management Landlord

And

Tescia Patricia Richardson Tenant

Humber Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Tescia Patricia Richardson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 15, 2026.

The Landlord's Agent Iram Mubashar, Landlord's Legal Representative Allistair Trent 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 \$1,237.15. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$40.67. This amount is calculated as follows: \$1,237.15 x 12, divided by 365 days.
5. The Landlord takes the position that the Tenant has not made any payments since the application was filed. The Tenant disputes this and claims the arrears are overstated because, in addition to the payment that voided an earlier arrears order issued by the Board, they made a separate rent payment in the same amount of \$1,423.00 on June 3, 2025, toward June rent which the Landlord has not recognized.

6. At the hearing, the Landlord referred to LTB Order LTB-L-012182-25, which required the Tenant to pay \$1,423.30 for rent arrears owing to May 31, 2025, in order to void that order. The Landlord submitted, and I accept, that this payment was received and applied to clear arrears up to May 31, 2025. The Landlord further explained that the June 3, 2025 date appearing on the Tenant's bank activity is consistent with a posting date on the Tenant's account for a payment made on May 31, 2025 to satisfy the prior order, and the Landlord's records show only that one payment around the end of May and no separate payment toward June 2025 rent.
7. The Tenant asserted there were two separate payments of approximately \$1,423: one on May 31, 2025, and a second on June 3, 2025, from a different bank. Despite this assertion, the Tenant did not provide any bank statements or receipts to the Board, nor were any such documents disclosed to the Landlord. I note specifically that the Tenant acknowledged having no proof of the alleged second payment at the hearing, and that the amount they allege to have paid towards June 2025 rent was not the lawful rent amount of \$1,237.15, but rather the amount required to void the previous Board order of \$1,423.30.
8. On the totality of this evidence and given the Tenant's lack of corroborating records despite claiming payments from two different banks, I find the Tenant did not make an additional payment on June 3, 2025, toward June rent. Accordingly, I accept the Landlord's accounting: the only payment around that time was the amount applied to void LTB-L-012182-25 up to May 31, 2025.
9. Therefore, on the basis of the evidence before the Board, I find on a balance of probabilities that the Tenant has not made any payments since the application was filed, and the rent arrears owing to January 31, 2026, are \$8,898.71.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$1,179.20 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.
12. Interest on the rent deposit, in the amount of \$573.18 is owing to the Tenant for the period from February 1, 2004, to January 15, 2026.

Relief from eviction

13. The Tenant requested relief from eviction for approximately 2.5 months to repay all the rent arrears. In assessing whether it would be fair to delay or deny eviction, I considered the Tenant's payment history, the circumstances leading to non-payment, and the Tenant's ability to comply with terms of relief.

14. The Tenant's explanations for non-payment were inconsistent. The Tenant first stated they were withholding rent because the Landlord had not credited the alleged June 3, 2025, payment, then they stated that instead they were unable to pay due to loss of employment. The Landlord noted that, since June, the Tenant made only one payment in July that was less than the monthly rent, and nothing since. I find these contradictions undermine the Tenant's credibility and their assertion of a realistic plan to repay the arrears in the short timeframe proposed.
15. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. In my view, the Tenant's submissions fail to prove that the Tenant is willing or able to pay their lawful rent in full and on time, or repay the rent arrears owing. Therefore, to provide relief from eviction would unfairly prejudice the Landlord.

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 LTB in trust:**
 - **\$10,321.86** if the payment is made on or before February 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB 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 15, 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 15, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord **\$6,705.23**. 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 \$40.67 per day for the use of the unit starting January 16, 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 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 15, 2026, then starting February 16, 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 16, 2026.

February 4, 2026
Date Issued

Kyle Anderson
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 16, 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 February 15, 2026

Rent Owing To February 28, 2026	\$10,135.86
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10,321.86

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

Rent Owing To Hearing Date	\$8,271.61
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,179.20
Less the amount of the interest on the last month's rent deposit	- \$573.18
Total amount owing to the Landlord	\$6,705.23
Plus daily compensation owing for each day of occupation starting January 16, 2026	\$40.67 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	