



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

File Number: LTB-L-089666-25

In the matter of: 318, 1275 DANFORTH RD
SCARBOROUGH ON M1J1E7

Between: TRUDELLÉ COURT APARTMENTS LIMITED Landlord

And

Norman Evans St Clair Morris Tenant

TRUDELLÉ COURT APARTMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Norman Evans St Clair Morris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 20, 2026.

The Landlord's Legal Representative, Matt Anderson, 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 \$1,395.95. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$45.89. This amount is calculated as follows: \$1,395.95 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$5,497.67. The Tenant did not dispute the amount of the arrears.
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 \$1,367.24 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 \$35.75 is owing to the Tenant for the period from January 1, 2025 to January 20, 2026.

Section 83 Considerations:

10. The Tenant testified that he has lived in the rental unit for 9 years and lost his employment one year ago. The Tenant further testified that he was receiving Employment Insurance (EI) and he recently became employed on a temporary basis 3 weeks ago. The Tenant stated he is looking for full-time employment and may be able to take out a loan to pay for his rent arrears or asks friends and family for assistance. The Tenant submitted no documentary evidence in support of his oral testimony on his attempts to get a loan or assistance from family and friends prior to the hearing date.
11. The Tenant testified he was looking for a delay in paying the ongoing rent and the rent arrears until April 2026 to give him time to find full-time employment. The Tenant further testified that he could not pay February rent, which would accumulate further arrears.
12. The Landlord sought a standard 11-day order and submitted that if I were to grant a delay, that it be no longer than 30 days from the date of the hearing.
13. 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 not be unfair to postpone the eviction until February 20, 2026 pursuant to subsection 83(1)(b) of the Act.
14. I accept the Tenant's evidence that he will be impacted by an eviction, however the tenancy is not viable as the Tenant testified he could not pay ongoing rent or arrears at this time. I find that a short delay in eviction would allow the Tenant time to find alternative accommodations, however, given that the arrears are not insignificant, and the Tenant has not made any payments since the application was filed, a longer delay would be unfair.

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:**
 - \$7,079.62 if the payment is made on or before February 20, 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 20, 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 20, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,802.53. 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 \$45.89 per day for the use of the unit starting January 21, 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 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 20, 2026, then starting February 21, 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 21, 2026.

February 4, 2026

Date Issued

Allana McComb

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 21, 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 20, 2026

Rent Owing To February 28, 2026	\$6,893.62
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$7,079.62

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

Rent Owing To Hearing Date	\$5,019.52
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,367.24
Less the amount of the interest on the last month's rent deposit	- \$35.75
Total amount owing to the Landlord	\$3,802.53
Plus daily compensation owing for each day of occupation starting January 21, 2026	\$45.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	