



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

File Number: LTB-L-096520-25

In the matter of: 1, 17 QUEENS PL
LONDON ON N5W3V7

Between: MICHAEL NOH Landlord

And

LISA ROSE MARIE SAGER Tenants
THOMAS RUSSELL CREELMAN

MICHAEL NOH (the 'Landlord') applied for an order to terminate the tenancy and evict LISA ROSE MARIE SAGER and THOMAS RUSSELL CREELMAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on January 27, 2026.

Only the Landlord's Representative Siobhan Brooks attended the hearing.

As of 9:47 am, the Tenants 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 Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants was still in possession of the rental unit.
3. The lawful rent is \$1,425.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$46.85. This amount is calculated as follows: \$1,425.00 x 12, divided by 365 days.
5. The Tenants has paid \$2,850.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$2,850.00.

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 \$1,425.00 from the Tenants 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 \$15.00 is owing to the Tenants for the period from July 29, 2025, to January 27, 2026.
10. The Landlord's Representative submitted that the Tenants had entered into a written payment plan to pay the arrears and despite the Tenants not being present, the Landlord was prepared to continue with the repayment agreement.
11. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$3,036.00 which represents the amount of rent owing up to January 31, 2026, and the cost of filing the application.
2. The Tenants shall pay this amount owing to the Landlord as follows:

The Tenants shall pay to the Landlord \$126.50 per month on the 15th day of each month starting February 15, 2026 and continuing on until January 15, 2028 inclusive.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of February 1, 2026, through to January 1, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 6, 2026
Date Issued

Brenda Mercer
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 18, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 17, 2026

Rent Owing To February 28, 2026	\$7,125.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,850.00
Total the Tenants must pay to continue the tenancy	\$4,461.00

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

Rent Owing To Hearing Date	\$5,539.95
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,850.00
Less the amount of the last month's rent deposit	- \$1,425.00
Less the amount of the interest on the last month's rent deposit	- \$15.00
Total amount owing to the Landlord	\$1,435.95
Plus daily compensation owing for each day of occupation starting January 28, 2026	\$46.85 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	