



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

File Number: LTB-L-092473-25

In the matter of: 204, 1930 FREDERICA ST W
THUNDER BAY ON P7E6P4

Between: TBDSSAB Housing Programs Landlord

And

Kristy-Lynne Gravelle Tenant

TBDSSAB Housing Programs (the 'Landlord') applied for an order to terminate the tenancy and evict Kristy-Lynne Gravelle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Agent, Jamie Petrin, 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 \$1,059.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$34.82. This amount is calculated as follows: \$1,059.00 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 \$14,065.00.
7. The Tenant does not agree with the rent arrears. The Tenant believes her rent per month is \$136.00 and not \$1,059.00. The Tenant testified that her rent is based on income and child tax credit of \$946.00 is her only source of income.

8. The Landlord's Agent testified that the Tenant lost her subsidy on February 1, 2025. The Landlord's staff have sent multiple letters and have visited the rental unit on three separate occasions to speak to the Tenant about the issue. The Tenant has failed to pay rent in 23 months or provide documentation to get her subsidy reinstated. The Tenant was hand delivered the L1/L9 update form and has taken no steps to bring any evidence of her claims that the rent arrears are lower.
9. The Tenant brought no evidence to support her position. Based on the lack of evidence, I find that the rent arrears are \$14,065.00 as claimed by the Landlord.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. There is no last month's rent deposit.
12. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
13. The Tenant testified that she has four children and the two that live with her are 18 and 11 years old. The Tenant is also going through serious personal issues and was abusing substances last year. The Tenant requests time to get her paperwork together. The Tenant claims she is unable to file taxes as she does not have a valid ID right now but did not provide any further clarification as to why she is unable to get one.
14. The Landlord's Agent testified that the Landlord is not aware of any children residing at the rental unit despite various inspections. The Tenant has failed to pay utilities and rent for a long period of time. The Landlord believes this is a delay tactic.
15. I do not find the tenancy is viable as the Tenant is unable to afford the current rent. Her income is also not enough to cover any arrears payments. The Tenant has not provided a valid reason for me to delay eviction, and the arrears are substantial and no good faith payment has been paid after the application was filed.

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:**
 - \$15,310.00 if the payment is made on or before February 16, 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 16, 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 16, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$13,888.40. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$34.82 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 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 17, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 16, 2026, then starting February 17, 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 17, 2026.

February 5, 2026
Date Issued

Sheena Brar
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 17, 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 16, 2026

Rent Owing To February 28, 2026	\$15,124.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$15,310.00

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

Rent Owing To Hearing Date	\$13,702.40
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$13,888.40
Plus daily compensation owing for each day of occupation starting January 21, 2026	\$34.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	