



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001251-26

In the matter of: 106, 625 FINCH AVE W
NORTH YORK ON M2R3W1

Between: H&R Property Management Ltd. Landlord

And

Owen MacGregor Tenant

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Owen MacGregor (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 5, 2026. Only the Landlord's Legal Representative, Sabrina Marchionne, attended the hearing.

As of 1:44 p.m., 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:

L1 Application – Non-Payment of Rent

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 \$1,596.10. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$52.47. This amount is calculated as follows: $\$1,596.10 \times 12$, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$4,060.18.
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 \$1,596.31 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 \$3.31 is owing to the Tenant for the period from January 1, 2026 to February 5, 2026.

L2 Application – Persistent Late Payment of Rent

10. On November 26, 2025, the Landlord served the Tenant with an N8 notice of termination, with a termination date of January 31, 2026 (the 'N8 Notice'). The N8 Notice alleges that the Tenant persistently failed to pay rent on the date it became due and payable 8 times from April 1, 2025 to November 1, 2025.
11. Based on the uncontested evidence of the Landlord, I find that the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The particulars of the late payments as set out in the N8 Notice and as submitted at the hearing, are as follows:
 - rent for April to October 2025 was paid late; and
 - rent for November 2025 was only partially paid.
12. The Landlord's Legal Representative submitted that, since the N8 Notice was served, the rent for December 2025 was only partially paid and no rent was paid for the months of January and February 2026.

Relief from Eviction

13. The Landlord's Legal Representative requested termination of the tenancy based on the persistent late payment of rent and requested an order for the arrears. As the Tenant was not present to speak to their circumstances, the Landlord's Legal Representative was asked if they were aware of any circumstances of the Tenant that would give rise to delaying or denying eviction. The Landlord's Legal Representative submitted that they were not aware of any such circumstances.
14. 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 as it would be prejudicial to the Landlord. The Tenant did not attend the hearing to dispute the allegations against them or

to request delay of eviction. As such, the Tenant shall have the standard 11 days to move out.

It is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenant owes the Landlord \$1,312.81. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$52.47 per day for the use of the unit starting February 6, 2026 to the date the Tenant moves out of the unit.
5. 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.
6. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 March 1, 2026.

February 17, 2026
Date Issued

Rachel Gibbons
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 of the Tenant expires on September 1, 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 as the tenancy is terminated

Rent Owing to February 5, 2026	\$2,726.43
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$1,596.31
Less the amount of the interest on the last month's rent deposit	-\$3.31
Total amount owing to the Landlord	\$1,312.81
Plus daily compensation owing for each day of occupation starting February 6, 2026	\$52.47 (per day)