



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

File Number: LTB-L-091321-25

In the matter of: 741 MEGSON TERR
MILTON ON L9T8K5

Between: Hapuarachchige Chula Lasantha Hapuarachchi Landlord

And

Paul Docherty Tenant

Hapuarachchige Chula Lasantha Hapuarachchi (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Docherty (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026.

The Landlord 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 \$3,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$105.21. This amount is calculated as follows: \$3,200.00 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 February 28, 2026, are \$25,100.00.
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 \$3,200.00 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 \$108.35 is owing to the Tenant for the period from September 3, 2024, to February 3, 2026.

Relief from Eviction

10. The Tenant requested a delay of eviction so that he can find alternate housing. He said fell ill in April 2025 and has not been working, which was the reason why he fell into arrears of rent. He said he has not been able to return to work and his only source of income is from Ontario Works. He said his son lives with him in the unit, who attends school in the area. The Tenant requested a 6-month delay of eviction so he can move his family into another suitable unit.
11. The Landlord opposed any further relief and requested a standard order to terminate the tenancy due to the high amount of arrears.
12. Based on the evidence and submissions before me, while I find that the Tenant's request for a 6-month delay would be prejudicial to the Landlord, a short delay is reasonable in the circumstances. The Tenant has some mobility issues due to an ongoing medical issue and will need some extra time and assistance to move out of the unit. The 3-week extension will permit the Tenant additional time to pay the rent arrears and void the order or find alternative housing and there is minimal prejudice to the Landlord as they hold a last month's rent deposit so no further arrears of rent shall accrue.
13. 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 not be unfair to postpone the eviction until March 31, 2026, pursuant to subsection 83(1)(b) of the Act.

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:**
 - \$25,286.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$28,486.00 if the payment is made on or before March 31, 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 March 31, 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 March 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$19,093.28. 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 \$105.21 per day for the use of the unit starting February 4, 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 March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 April 1, 2026.

February 23, 2026
Date Issued

Colette Myers
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 October 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 to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing to February 28, 2026	\$25,100.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$25,286.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing to March 31, 2026	\$28,300.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$28,486.00

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

Rent Owing to Hearing Date	\$22,215.63
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,200.00
Less the amount of the interest on the last month's rent deposit	- \$108.35
Total amount owing to the Landlord	\$19,093.28
Plus, daily compensation owing for each day of occupation starting February 4, 2026	\$105.21 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	