



Order under Section 69 Residential Tenancies Act, 2006

Citation: Sylvester v Runstedler, 2026 ONLTB 14404

Date: 2026-02-17

File Number: LTB-L-101581-25

In the matter of: Upper Unit, 300 Dalhousie St
Brantford ON N3S3V5

Between: Donald Sylvester Landlord

And

John Runstedler Tenants
Carol Pires

Donald Sylvester (the 'Landlord') applied for an order to terminate the tenancy and evict John Runstedler and Carol Pires (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 10, 2026.

The Landlord and the Tenant, John Runstedler, attended the hearing.

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 were still in possession of the rental unit.
3. The lawful rent is \$1,690.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.56. This amount is calculated as follows: \$1,690.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$8,450.00.
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 \$1,650.00 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 \$6.65 is owing to the Tenants for the period from December 3, 2025 to February 10, 2026.
10. The Tenant John Runstedler wishes to remain in the rental unit. He stated that the other Tenant Carol Pires had recently vacated the rental unit. He is self employed as a general contractor/handyman and that work has been slow.
11. He is working on a loan to maintain the tenancy and believes he that should be in place by the end of the month. He is seeking a delayed eviction for a month or two to get his affairs in order and potentially maintain the tenancy.
12. The Landlord is seeking a standard order as they have a mortgage on the property and have been paying out of the own funds due to non-payment of rent.
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 Tenants and find that it would not be unfair to postpone the eviction until February 28, 2026 pursuant to subsection 83(1)(b) of the Act. Any further delay would be prejudicial to the Landlord, as there is no guarantee the Tenant will secure a loan to payoff the outstanding arrears.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$8,636.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after February 28, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 28, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$5,844.95. 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 Tenants. See Schedule 1 for the calculation of the amount owing.

6. The Tenants shall also pay the Landlord compensation of \$55.56 per day for the use of the unit starting February 11, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
8. 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.
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 March 1, 2026.

February 17, 2026
Date Issued

Sean Ramage
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 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 Tenants 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	\$8,450.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$8,636.00

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

Rent Owing to Hearing Date	\$7,315.60
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,650.00
Less the amount of the interest on the last month's rent deposit	- \$6.65
Total amount owing to the Landlord	\$5,844.95
Plus, daily compensation owing for each day of occupation starting February 11, 2026	\$55.56 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	