



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

File Number: LTB-L-074830-25

In the matter of: 1, 750 10th street west
Owen sound ON N4K3S1

Between: David Stanley Hounslow Landlord

And

Kirstin Johnson Tenants
Tyler Wright

David Stanley Hounslow (the 'Landlord') applied for an order to terminate the tenancy and evict Kirstin Johnson and Tyler Wright (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 11, 2026.

The Landlord and the Tenant, Kristen Johnson, 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 Tenant, Tyler Wright is still in possession of the rental unit.
3. The lawful rent is \$2,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
5. The Tenants have paid \$2,400.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026, are \$11,800.00.
7. The Landlord collected a rent deposit of \$2,200.00 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.

8. Interest on the rent deposit, in the amount of \$115.32 is owing to the Tenants for the period from January 1, 2024, to February 11, 2026.
9. The Tenant that attended the hearing did not dispute the rent arrears owing. She submits that she is not liable for any rent arrears beyond December 31, 2025, as she vacated the rental unit. I find the Tenant's submission to be misguided.
10. The tenancy is a joint tenancy. A tenancy, including a joint tenancy, can be terminated by an order of the LTB, or by consent between the parties, or by the giving of notice. I accept the analysis and rationale in the LTB's decision in *Osgoode Properties v Northmore*, 2018 CanLII 153456 (ON LTB), which concluded that a joint tenant or tenants cannot unilaterally sever an interest in a joint tenancy without the consent of all tenants and the landlord.
11. For the tenancy to be terminated in accordance with N4 served by the Landlord all tenants must vacate the rental unit. TW remains in the rental unit. Therefore, both Tenants remain liable for any monies owed to the Landlord if the order is not voided as set out below.

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:**
 - \$11,800.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$14,000.00 if the payment is made on or before March 3, 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 Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 3, 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 March 3, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$8,080.31. This amount includes rent arrears owing up to the date of the hearing. 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 Tenants shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting February 12, 2026 until the date the Tenant moves out of the unit.

7. If the Tenants do not pay the Landlord the full amount owing on or before March 3, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 4, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 3, 2026, then starting March 4, 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 4, 2026.

February 20, 2026
Date Issued

Bryan Delorenzi
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 4, 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	\$14,200.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,400.00
Total the Tenant must pay to continue the tenancy	\$11,800.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 3, 2026

Rent Owing To March 31, 2026	\$16,400.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,400.00
Total the Tenant must pay to continue the tenancy	\$14,000.00

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

Rent Owing To Hearing Date	\$12,795.63
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,400.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$115.32
Total amount owing to the Landlord	\$8,080.31
Plus daily compensation owing for each day of occupation starting February 12, 2026	\$72.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	