



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100765-25

In the matter of: 1407, 20 GRAYDON HALL DR
NORTH YORK ON M3A2Z9

Between: Devonshire Properties Inc. Landlord

And

John Pierre Tenant

Devonshire Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict John Pierre (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 18, 2026.

Only the Landlord's Representatives, S. Teal and T. Dickie, attended the hearing.

As of 10:21 a.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:

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 \$2,325.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$76.44. This amount is calculated as follows: \$2,325.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,300.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026, are \$6,980.00.

7. The Landlord is entitled to \$80.00 to reimburse the Landlord for administration charges and \$8.00 for bank fees the Landlord incurred as a result of 4 cheques given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.
10. 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.
11. The Tenant was not present at the hearing to share evidence with respect to their circumstances. The Tenant has made some rent payments since the application has been filed but the rent arrears have grown substantially. There is no reason before me to delay or deny eviction.

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:**
 - \$7,254.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$9,579.00 if the payment is made on or before March 8, 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 8, 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 8, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,304.92. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
 6. The Tenant shall also pay the Landlord compensation of \$76.44 per day for the use of the unit starting February 19, 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 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 9, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 8, 2026, then starting March 9, 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 9, 2026.

February 25, 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 September 9, 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	\$9,280.00
Application Filing Fee	\$186.00
NSF Charges	\$88.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,300.00
Total the Tenant must pay to continue the tenancy	\$7,254.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 8, 2026.

Rent Owing to March 31, 2026	\$11,605.00
Application Filing Fee	\$186.00
NSF Charges	\$88.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,300.00
Total the Tenant must pay to continue the tenancy	\$9,579.00

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

Rent Owing to Hearing Date	\$8,330.92
Application Filing Fee	\$186.00
NSF Charges	\$88.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,300.00
Total amount owing to the Landlord	\$6,304.92
Plus, daily compensation owing for each day of occupation starting February 19, 2026	\$76.44 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	