



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

File Number: LTB-L-104196-25

In the matter of: 55 LORNE AVE
CHATHAM ON N7M1R8

Between: Chatham Hope Nonprofit Housing Landlord

And

Tina Calma Tenant

Chatham Hope Nonprofit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Tina Calma (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

Only the Landlord's Legal Representative Cameron Parrott attended the hearing.

As of 1:39 PM, 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 \$136.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$4.47. This amount is calculated as follows: \$136.00 x 12, divided by 365 days.
5. The Tenant has paid \$312.80 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$95.20.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Landlord sought a termination of the tenancy due to the rental arrears owing. The Tenant did not attend the hearing to provide submissions regarding their circumstances and the Landlord's Legal Representative was unaware of any circumstances to consider with respect to relief from eviction.
10. Notwithstanding the Tenant's failure to attend the hearing to provide submissions regarding their circumstances, the arrears owing are minimal. Having considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), I find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$281.20, which represents the balance of the rental arrears and costs of filing the application.
2. 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.

February 25, 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.