



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

File Number: LTB-L-097768-25

In the matter of: 1003 SOUTHDAL RD E
LONDON ON N6E1B3

Between: London and Middlesex Community Housing Landlord

And

Erin Pfaff Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Erin Pfaff (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on January 29, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Corrie Sanford and the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord served the Tenant with a 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 \$869.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$28.57. This amount is calculated as follows: \$869.00 x 12, divided by 365 days.
5. The Tenant has paid \$4,070.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$14.00.

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 \$176.00 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 \$4.69 is owing to the Tenant for the period from January 1, 2025, to January 29, 2026.

It is ordered on consent 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:**
 - \$1,069.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$1,938.00 if the payment is made on or before March 10, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at 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 10, 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 10, 2026.**
 5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$21.16. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$28.57 per day for compensation for the use of the unit starting January 30, 2026, until the date the Tenant moves out of the unit.
 6. The Landlord or the Tenant shall pay to the other any sum of money that is owed because of this order.
 7. If the unit is not vacated on or before March 10, 2026, then starting March 11, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 8. 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 11, 2026.

February 27, 2026
Date Issued

Roxanne Theriault
Hearings Officer, 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 11, 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	\$4,953.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,070.00
Total the Tenant must pay to continue the tenancy	\$1,069.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 10, 2026

Rent Owing to March 31, 2026	\$5,822.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,070.00
Total the Tenant must pay to continue the tenancy	\$1,938.00

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

Rent Owing to Hearing Date	\$4,043.53
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,070.00
Less the amount of the last month's rent deposit	- \$176.00
Less the amount of interest on the last month's rent deposit	- \$4.69
Total amount owing to the Landlord	\$(21.16)
Plus daily compensation owing for each day of occupation starting January 30, 2026	\$28.57 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

