



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

File Number: LTB-L-103525-25

In the matter of: 1001, 300 EGLINTON AVE E
TORONTO ON M4P1L5

Between: LARONDE INVESTMENTS Landlord

And

CHRISTELLE MWAMBA Tenant

LARONDE INVESTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict CHRISTELLE MWAMBA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

The Landlord's Legal Representative, Sharon Harris ('LLR') and the Tenant attended the hearing.

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 \$1,041.12. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$34.23. This amount is calculated as follows: \$1,041.12 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$3,601.95.
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 \$994.79 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 \$28.07 is owing to the Tenant for the period from January 1, 2025 to February 25, 2026.

Section 83 Considerations:

10. The Landlord is a corporate landlord, with this said, the LLR submits that despite the Landlord being a corporate landlord it is prejudiced each time the Tenant does not pay rent due to administrative costs, such as sending letters etc. The LLR sought a standard order for eviction as she states that the Tenant has failed to demonstrate good faith to preserve her tenancy due to failing to make any payments prior to the Hearing.
11. The Tenant testified that they have been experiencing recent health and employment related challenges, she states this is the reason she fell behind on rental payments starting in November 2025. The Tenant further testified, that she has a prospect for an additional job which she has interviewed for, additionally, she will receive income for "background work" relating to television work 2-3x/week, lastly, she stated she would receive commission income in the amount of \$3,200.00 by March 31, 2026. The Tenant has no family support in the area and states she will not qualify for alternative housing.
12. The Tenant is seeking a repayment arrangement; when asked about the repayment schedule she outlined the following schedule:
 - a. Friday March 6, 2026 - \$800.00
 - b. March 18, 2026 - \$800.00; and,
 - c. March 31st - \$3,200.00 (inclusive of rental payment for March 2026)
13. Important to note, this tenancy is a long-term tenancy, having commenced in 2012.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'). Due to the above and the fact the Tenant is proposing to pay all arrears and rent owing by March 31, 2026, I find that it would not be unfair to postpone the eviction until March 31, 2026 pursuant to subsection 83(1)(b) of the Act.

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:**
 - \$4,829.07 if the payment is made on or before March 31, 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 31, 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 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,579.72. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$34.23 per day for the use of the unit starting February 26, 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 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.

March 4, 2026
Date Issued

Angela Smith
Member, Landlord and Tenant Board

Peter Nicholson
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 October 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 Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$4,643.07
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$4,829.07

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

Rent Owing To Hearing Date	\$3,416.58
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$994.79
Less the amount of the interest on the last month's rent deposit	- \$28.07
Total amount owing to the Landlord	\$2,579.72
Plus daily compensation owing for each day of occupation starting February 26, 2026	\$34.23 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	