



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

File Number: LTB-L-103955-25

In the matter of: 801 rue George
Hearst ON P0L1N0

Between: Town of Hearst Non-Profit Housing Corporation Landlord

And

Regis Hardy Tenant

Town of Hearst Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Regis Hardy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Agent, Nancy Vienneau, attended the hearing.

As of 1:38 p.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 \$172.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$5.65. This amount is calculated as follows: \$172.00 x 12, divided by 365 days.
5. The Tenant has paid \$200.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$638.00.

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.

Relief from Eviction

9. The Landlord is requesting a standard 11-day eviction order. This rental unit is part of a non-profit housing, and the Landlord indicates there are many people on the waiting list who are willing to pay.
10. The Tenant did not attend the hearing to provide any evidence on their personal circumstance or dispute the Landlord's application for eviction. The Landlord was expecting the Tenant to attend the hearing. The Landlord is aware that the Tenant has income through ODSP however unsure why the Tenant has stopped paying their rent. The Tenant has been living in the rental unit since 2018. The Tenant also has local support as his mother lives nearby.
11. When considering eviction, under section 83(6) of the *Residential Tenancies Act, 2006* (the 'Act') of the Act, the Board must consider whether or not the Landlord has attempted to negotiate a repayment plan with the Tenant. Upon review post hearing, it appears a repayment plan was uploaded into the portal and signed by the parties, however, this was not discussed at the hearing. For these reasons, and because eviction is a remedy of last resort, I am prepared to delay the eviction to April 31, 2026, to afford the Tenant more time to pay the rent arrears or more time to find an alternate living arrangement.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until April 30, 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:**
 - \$996.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$1,168.00 if the payment is made on or before April 30, 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 April 30, 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 April 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$793.25. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$5.65 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 April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.

March 11, 2026
Date Issued

Paula West Oreskovich
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 November 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	\$1,010.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$200.00
Total the Tenant must pay to continue the tenancy	\$996.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$1,182.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$200.00
Total the Tenant must pay to continue the tenancy	\$1,168.00

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

Rent Owing To Hearing Date	\$807.25
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$200.00
Total amount owing to the Landlord	\$793.25
Plus daily compensation owing for each day of occupation starting February 26, 2026	\$5.65 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

