



Amended Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095606-25-AM

In the matter of: 2, 510 MORIN ST
SAULT STE MARIE ON P6C3E9

Between: 2834811 Ontario Inc C/O **Fortress** Property Management Group Inc Landlord

And

KATE DONOVAN Tenant

2834811 Ontario Inc C/O **Fortress** Property Management Group Inc (the 'Landlord') applied for an order to terminate the tenancy and evict KATE DONOVAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 21, 2026.

The Landlord's agent, E. **Hervias** and the Landlord's legal representative, B. Rizzo and the Tenant attended the hearing.

This amended order is issued to correct clerical errors in the original order issued January 28, 2026. The Amendments are bolded and underlined. The remainder of the order remains in effect

Determinations:

Preliminary issue- request to amend name of the Landlord

1. The Landlord's legal representative requested that the order be amended to reflect the correct name of the Landlord. She submits that the numbered company has always been the Landlord, it is the property management company that changed.
2. I granted the request to amend. The application is amended to remove Structure Property Management Inc, and add 2834811 Ontario Inc C/O **Fortress** Property Management Group Inc.

L1 application

3. 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.

4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$832.15. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$27.36. This amount is calculated as follows: $\$832.15 \times 12$, divided by 365 days.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to January 31, 2026 are \$4,719.15.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.

Relief from eviction

11. The tenant testified that her rent payments from social services used to go directly to the Landlord, but at some point, they stopped. She testified that she receives 700.00 in monthly income. The Tenant has lived in the unit for 7 years and lives alone.
12. The Tenant testified that she requires some time to get the shelter portion of her benefits reinstated and testified that she has reached out to other community agencies to obtain assistance with the arrears. The Tenant is requesting time to do so.
13. The Landlord is requesting a standard order.
14. 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 February 28, 2026 pursuant to subsection 83(1)(b) of the Act. Given the length of the Tenancy, a small delay is warranted in the circumstances so that the Tenant has some time to sort out her benefits and obtain help to pay off the arrears.

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:**
 - \$4,905.15 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$5,737.30 if the payment is made on or before February 28, 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 February 28, 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 February 28, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,647.56. 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 \$27.36 per day for the use of the unit starting January 22, 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 February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.

January 28, 2026
Date Issued

Emily Robb
Member, Landlord and Tenant Board

March 4, 2026
Date Amended

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 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 January 31, 2026

Rent Owing To January 31, 2026	\$4,719.15
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$4,905.15

B. 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	\$5,551.30
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$5,737.30

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

Rent Owing To Hearing Date	\$4,461.56
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$4,647.56
Plus daily compensation owing for each day of occupation starting January 22, 2026	\$27.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	