



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

File Number: LTB-L-092421-25

In the matter of: 470 LANARK DR
OSHAWA ON L1J6H7

Between: YENCHEN GAYLE LIAO Landlord

And

ANNAMARIA F DE FILIPPIS-MORE Tenants
TRACY DIANNE MORE

YENCHEN GAYLE LIAO (the 'Landlord') applied for an order to terminate the tenancy and evict ANNAMARIA F DE FILIPPIS-MORE and TRACY DIANNE MORE (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date. (L2 Application)

This application was heard by videoconference on February 10, 2026.

Only the Landlord, and the Landlord's legal representative Kimberley Covey attended the hearing.

As of 9:30a.m., the Tenants were 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:

L2 Application

1. At the hearing, the Landlord's legal representative requested to withdraw the L2 application, and the Board consented to the request. The Landlord proceeded with their L1 application.

L1 Application

2. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
3. I have exercised my discretion under section 201(1) of the *Residential Tenancies Act, 2006* (the "Act") to amend the application and correct the rental periods and the amount claimed. The Landlord filed the application in November 2025; however, they omitted the rent owing for that month. The application is amended to add the amount owing for November 2025. There is no prejudice to the Tenants from this amendment because it does not affect the validity of the N4 Notice and November's rent would have been captured by the total owing in any event.
4. As of the hearing date, the Tenants were still in possession of the rental unit.
5. The lawful rent is \$3,095.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$101.75. This amount is calculated as follows: \$3,095.00 x 12, divided by 365 days.
7. The Tenants have not made any payments since the application was filed.
8. The rent arrears owing to February 28, 2026, are \$28,230.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,950.00 from the Tenants 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.
11. Interest on the rent deposit, in the amount of \$248.92 is owing to the Tenants for the period from September 1, 2022, to February 10, 2026.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Landlord's legal representative is not aware of any circumstances which the Board should be made aware of whether to refuse or delay eviction.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$31,511.00 if the payment is made on or before March 20, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after March 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before March 20, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$23,139.58. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$101.75 per day for the use of the unit starting February 11, 2026, until the date the Tenants move out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before March 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 21, 2026, at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before March 20, 2026, then starting March 21, 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 21, 2026.

March 9, 2026
Date Issued

Inderdeep Padda
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 September 21, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 20, 2026

Rent Owing to March 31, 2026	\$31,325.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$31,511.00

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

Rent Owing To Hearing Date	\$26,152.50
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,950.00
Less the amount of the interest on the last month's rent deposit	- \$248.92
Total amount owing to the Landlord	\$23,139.58
Plus, daily compensation owing for each day of occupation starting February 11, 2026	\$101.75 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	